

## Stoke Distribution Centre — Stoke-on-Trent

In an established commercial location, Stoke Distribution Centre extends to 21 acres suitable for B1, B2 and B8 uses. The site is adjacent to the A50 on the south eastern fringes of Stoke-on-Trent, providing links to Junction 15 of the M6 to the west and Junction 24 of the M1 to the east. Detailed planning consent exists for a single 462,000 sq ft distribution unit but developers can deliver build to suit.



<b>Overall development land:</b>	21 acres (8.4 hectares)
<b>Planning use:</b>	B1, B2 and B8
<b>Planning authority:</b>	Stoke-on-Trent City Council
<b>Developer:</b>	IDI Gazeley
<b>Agents:</b>	CBRE 0044 (0)121 616 5236 JLL 0044 (0)121 634 6557
<b>Major local companies:</b>	Recticel, Sants Pharmaceuticals, Bibby, Veolia,
<b>Workforce:</b>	357,294 within thirty minute drive-time
<b>Sat Nav:</b>	ST3 7TU

Distances to:

Cities	Birmingham	51 miles	(82 km)
	London	165 miles	(264 km)
	Manchester	52 miles	(83 km)
	Sheffield	60 miles	(96 km)
Ports	Folkestone	242 miles	(387 km)
	Harwich	231 miles	(370 km)
	Hull	150 miles	(240 km)
	Southampton	194 miles	(310 km)
Airports	Birmingham	61 miles	(97 km)
	East Midlands	41 miles	(66 km)
	Manchester	44 miles	(70 km)
Motorways	M1 (Junction 24)	41 miles	(66 km)
	M6 (Junction 15)	3 miles	(5 km)



For further information on Stoke Distribution Centre call Make It Stoke-on-Trent & Staffordshire now on +44 (0)300 111 8005 or visit our website: [www.makeitstokestaffs.co.uk](http://www.makeitstokestaffs.co.uk) or contact us at

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