

Unit 1b Robert Bakewell Business Park | Robert Bakewell Way | Uttoxeter | ST14 5AU

New industrial/warehouse unit situated off the A50 bypass in Uttoxeter and available for immediate occupation

5,025m²
(54,088ft²)

- New high specification industrial/warehouse unit
- Excellent connectivity to the A50, A38, M1 and M6
- 4 dock level and 3 level access loading doors
- 12 metre eaves height
- Secure site with 40 metre service yard depth
- 50Kn/m² floor slab
- Immediately available



FOR SALE/TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Situated on the A50, Uttoxeter is positioned between Burton-on-Trent and Stoke-on-Trent. The M6 (J16) is within 20 miles and the M1 (J24) is within 26 miles.

Dove Way (A518) provides direct access to the centre of Uttoxeter, with this exciting development site visible from the A50 Uttoxeter bypass.

The Property

The unit forms part of a new two-unit development known as Robert Bakewell Business Park.

Unit 1b provides the following specification:-

- Minimum 12 metre eaves height
- 2 Euro and 2 standard dock level access loading doors
- 3 access level loading doors
- Floor slab load 50Kn/m²
- 15% roof lights
- PV ready frame
- Glazed entranceway
- Concrete surfaced delivery yard
- External car parking and yard space





Location



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Photos





Location



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Accommodation

	M ²	FT ²
Total	5,025	54,088

Business Rates

The premises are yet to be assessed for Business Rates, A guide is available from the agents upon request.

Service Charge

A nominal service charge will be payable by each occupier to provide a proportionate contribution towards the upkeep and maintenance of the common areas of the estate.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Planning

The building is intended for:-

B2 (General Industrial)

B8 (Storage and Distribution)

Interested parties should make their own enquiries with East Staffordshire Borough Council.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of B36.

VAT

We confirm all figures are exclusive of VAT which is payable at the prevailing rate.



Location



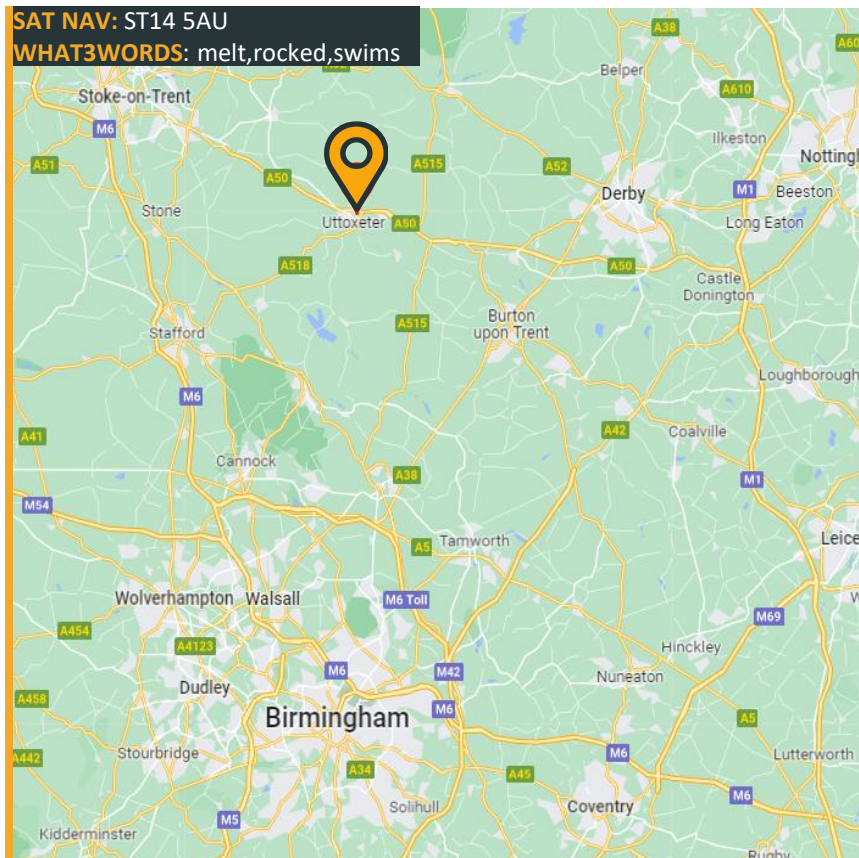
Gallery



Contact

SAT NAV: ST14 5AU

WHAT3WORDS: melt,rocked,swims



Price/Rent

The unit is available on both a freehold and leasehold basis subject to covenant strength and lease length.

Price/rent available on request.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Darran Severn

07917 460 031

darran@fhp.co.uk

Tim Gilbertson

07887 787 893

tim@fhp.co.uk

Or contact our joint agent:

Phillip Randle - Salloway

07970 293 740

prandle@salloway.com



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22/10/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.