

Fact Sheet

DEVELOPMENT TYPE: INDUSTRIAL

**DEVELOPMENT NAME: FENTON 25 AND FENTON TRADE PARK,
STOKE-ON-TRENT**



Location: The site has good access from the A50 Stoke – Derby dual carriageway via Victoria Road (the old A50) into Dewsbury Road, on which the site is located. M6 Junction 15 is within easy reach.

Description: Fenton 25 is a development site for industrial and warehouse uses in the centre of Stoke-on-Trent within an established industrial area. Part of the site has already been developed by St. Modwen for the Fenton Trade Park. Approximately 24 acres (gross) remain available for immediate development.

Total predicted investment value: The first phase of the development, Fenton Trade Park c.£4m. Remainder to be confirmed.

Website: www.stmodwen.co.uk

Site History: Fenton 25 is part of a much larger site totalling 318 acres. The site formerly housed British Coal's regional headquarter and was purchased by St. Modwen from British Coal in 1997. A further 25 acres of the site has development potential in the future. The remainder of the land is former colliery spoil areas and open land let on grazing agreements.

Developer: This is a development by St. Modwen subsidiary, Stoke-on-Trent Regeneration Limited, a joint venture company between St. Modwen Properties PLC and Stoke-on-Trent City Council, (shareholding 81%/19%), formed in 1993 to bring about brownfield land development in Stoke-on-Trent. The development is managed by St. Modwen's regional development team.

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Development to date:

- Fenton Trade Park: 69,350 sq ft in 22 industrial and warehouse units ranging from 2,300 to 7,200 sq ft.
- All units have been let or sold (on ground leases) and are managed by St. Modwen.

Key project milestones:

- Site purchased by St. Modwen in 1997
- First phase of development completed in 2007/8
- The remainder of the site will be developed to market demand.