

**ST. MODWEN
PARK**
BURTON

BUILD TO SUIT

A38
BURTON-ON-TRENT
DE13 8ED



Image for illustrative purposes only.

stmodwenparkburton.co.uk

INDUSTRIAL WAREHOUSE OPPORTUNITIES

Up to 300,000 sq ft (27,871 sq m)





THE DEVELOPMENT

ST. MODWEN PARK BURTON IS A 50 ACRE INDUSTRIAL AND DISTRIBUTION SITE WITH OUTLINE PLANNING CONSENT FOR UP TO 1,000,000 SQ FT (92,903 SQ M) OF COMMERCIAL BUSINESS SPACE.

The first 87,716 sq ft (8,149 sq m) industrial unit is occupied by Hellmann Worldwide Logistics. Phase two consists of three warehouse units totalling 119,250 sq ft (11,078 sq m), part of which is occupied by Supply Technologies and Keylite Roof Windows, while phase three is being speculatively developed to provide a 103,067 sq ft (9,575 sq m) unit which is due for completion in September 2019.

St. Modwen Park Burton can accommodate units up to 300,000 sq ft on a build to suit basis.

"WE HAVE WORKED WITH ST. MODWEN TO ENSURE THE BUILDING MEETS OUR EXISTING AND FUTURE BUSINESS NEEDS AND WE ARE DELIGHTED WITH THE RESULT. WE ARE LOOKING FORWARD TO THE OPPORTUNITIES CREATED BY THE MOVE AND THE CONTINUED DEVELOPMENT OF ST. MODWEN PARK BURTON"

ANDREW SULSTON, DIRECTOR OF CONTRACT LOGISTICS, HELLMAN WORLDWIDE LOGISTICS

TO STOKE-ON-TRENT & M6

BURTON-UPON-TRENT
TOWN CENTRE

TO NOTTINGHAM & M1 J24 & 24A

DERBY

BRANSTON
WATER PARK

OPEN SPACE AND
LANDSCAPE

A38

TO BIRMINGHAM
& LICHFIELD

Image for illustrative purposes only.

KEY OCCUPIERS

1. Hellmann Worldwide Logistics
2. Lanxess
3. Marley Eternit
4. Ferroli
5. Palletforce
6. Molson Coors
7. Waterstones
8. Hobbycraft
9. Toyota
10. Holland & Barrett
11. Molson Coors
12. Boots
13. Pirelli
14. Unilever
15. B&Q
16. Clipper Logistics
17. Supply Technologies
18. Keylite Roof Windows



MAJOR LOCAL OCCUPIERS INCLUDE:

Hellmann Worldwide Logistics, Molson Coors, JCB, Grupo Antolin, Michelin, Pirelli, Unilever, Rolls Royce, Holland & Barrett, Boots, Bombardier, Argos and Toyota.



LOCATION

ST. MODWEN PARK BURTON IS A NEW COMMERCIAL BUSINESS PARK STRATEGICALLY LOCATED IN BURTON-UPON-TRENT. ONE OF THE KEY EMPLOYMENT SITES IN EAST STAFFORDSHIRE, THE DEVELOPMENT WILL CREATE UP TO 1,500 NEW JOB OPPORTUNITIES IN THE AREA.

Centrally located, just 15 miles south of Derby and 9 miles north of Lichfield, 90% of the UK population are within 4 hours of St. Modwen Park Burton, with over 2.7 million people within a 45 minute drive of the site. This not only gives occupiers access to one of the UK's largest labour pools, including a strong manufacturing workforce but also provides potential salary savings of 14% against the national average.

Situated within 3 miles of Burton-upon-Trent town centre, St. Modwen Park Burton has exceptional transport links with direct access to the A38, connecting the site to the A50 and the major motorway network including the M1, M6, M6 (Toll) and M42.

Part of a larger 175 acre mixed-use scheme, the site also includes a residential development, with planning approved for up to 660 new homes, as well as 54 acres of new woodland and 83 acres of open landscaped parkland to the west of the River Trent.

TRAVEL DISTANCES

CITIES

Burton-upon-Trent	3.5 miles (5km)
Lichfield	9 miles (15 km)
Swadlincote	9.2 miles (15 km)
Tamworth	12.6 miles (20 km)
Derby	17.5 miles (28 km)
Birmingham	25.8 miles (42 km)
Leicester	30.6 miles (49 km)
Stoke-on-Trent	39.1 miles (63 km)
Manchester	77.8 miles (125 km)
London	131 miles (211 km)

RAIL FREIGHT TERMINALS

BIFT, Dordon	19.3 miles (31 km)
Hams Halls RFT, Coleshill	21.2 miles (34 km)
Freightliner Terminal, Birmingham	25.7 miles (41 km)
DIRFT, Daventry	52 miles (84 km)

AIRPORTS

East Midlands	25.9 miles (42 km)
Birmingham	27.2 miles (44 km)
Manchester	70.3 miles (113 km)

MOTORWAYS

M42 (J11)	11 miles (18 km)
M42 (J10)	18.1 miles (29 km)
M6 (J14)	23 miles (37 km)
M1 (J23a)	25.5 miles (41 km)



ST. MODWEN PARK BURTON MASTERPLAN

B193

Unit Total	193,830 sq ft	18,007 sq m
Office	9,230 sq ft	857 sq m
Eaves Height (m)		15
Yard Depth (m)		50

B220 DETAILED CONSENT

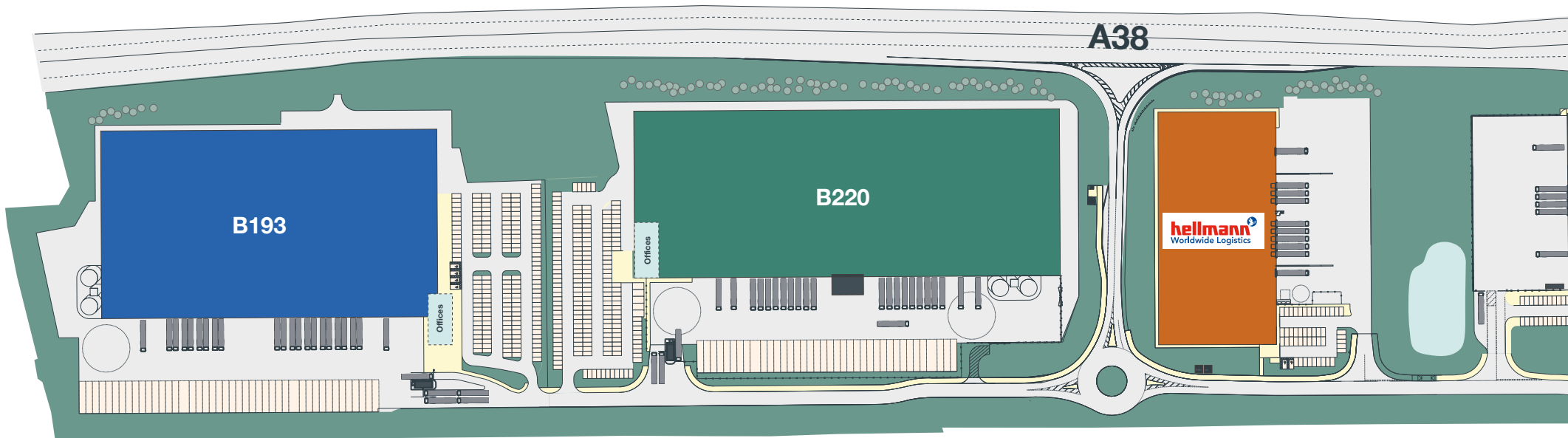
Unit Total	218,750 sq ft	20,322 sq m
Office	14,000 sq ft	1,300 sq m
Eaves Height (m)		15
Yard Depth (m)		50

hellmann
Worldwide Logistics

Unit Total	87,716 sq ft	8,149 sq m
Office	7,959 sq ft	739 sq m
Eaves Height (m)		12.5
Yard Depth (m)		50

B54 COMPLETED

Unit Total	53,971 sq ft	5,014 sq m
Office	4,883 sq ft	453 sq m
Eaves Height (m)		10
Yard Depth (m)		50



Unit Total	25,079 sq ft	2,330 sq m
Office	2,634 sq ft	244 sq m
Eaves Height (m)		10
Yard Depth (m)		40

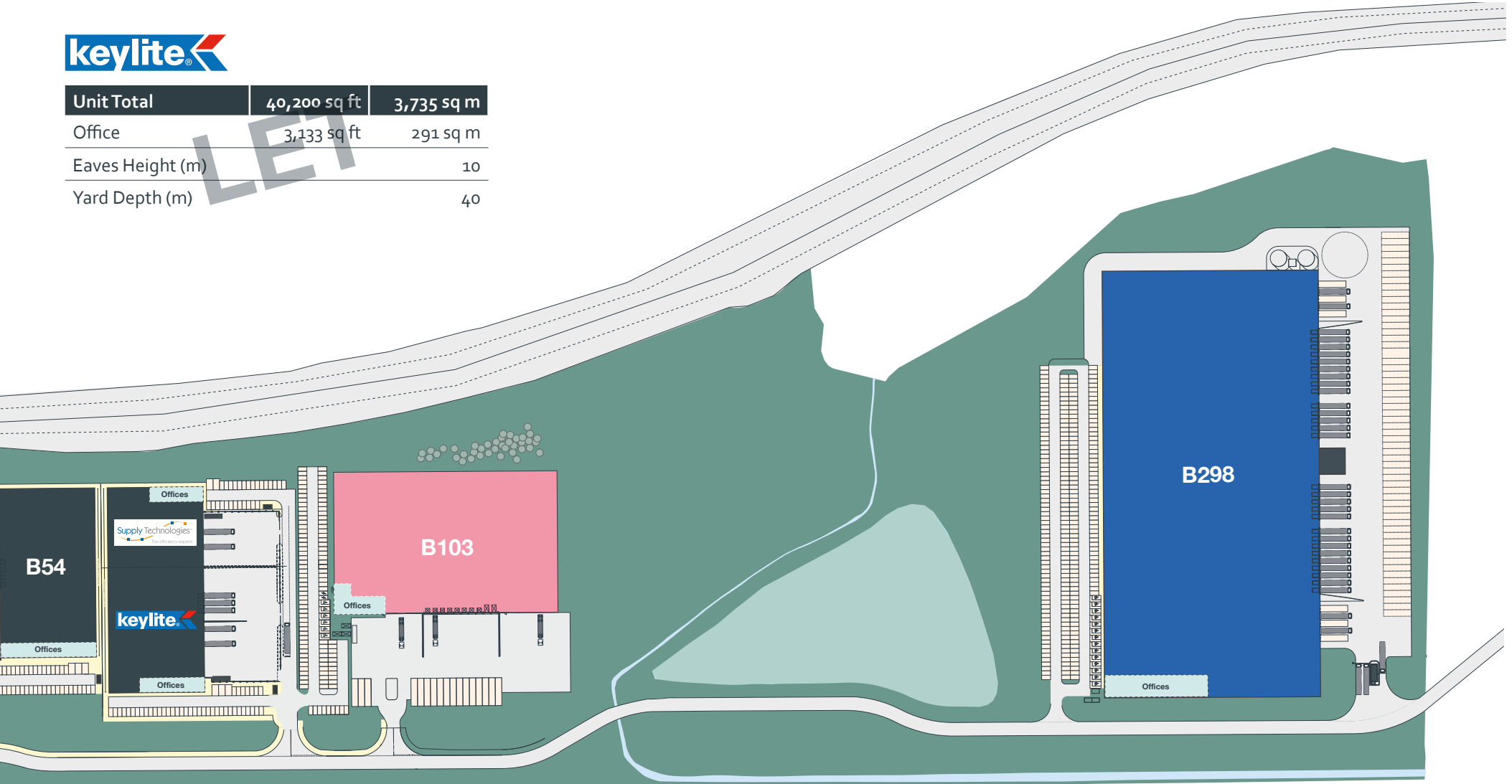
B103 COMPLETION DUE SEPTEMBER 2019

Unit Total	103,067 sq ft	9,575 sq m
Office	5,835 sq ft	542 sq m
Eaves Height (m)		12.5
Yard Depth (m)		50

B298

Unit Total	298,539 sq ft	27,735 sq m
Office	18,460 sq ft	1,714
Eaves Height (m)		15
Yard Depth (m)		50

Unit Total	40,200 sq ft	3,735 sq m
Office	3,133 sq ft	291 sq m
Eaves Height (m)		10
Yard Depth (m)		40





**MAJOR LOCAL
OCCUPIERS**





ESTATE INFRASTRUCTURE

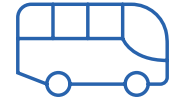
The development benefits from new highways infrastructure, offering serviced plots ready for development and a designated bus route, further linking the site to Burton-upon-Trent town centre.



Up to
7 MVA
of power supply
on the estate



Outline planning
permission for up to
1,000,000
sq ft (92,903 sq m)



Bus route
to Burton-upon-Trent
town centre

50 acre
industrial park

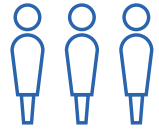


UK
Government
assisted area



Prominent site
providing
direct
access on to the A38





Up to
1,500
jobs created



Individual units
up to
300,000
sq ft (27,871 sq m)



**WORKING POPULATION
(AVERAGE ANNUAL WAGES
- OFFICE FOR NATIONAL
STATISTICS):**

Great Britain	£28,866
London (outer)	£31,298
West Midlands	£27,949
STAFFORDSHIRE	£26,022

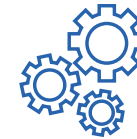
Source: makeitstokestaffs.co.uk 2017



Staffordshire and
Stoke-on-Trent
offer one of the UK's
largest
labour pools



Population of more than
1 million
with over 2.7 million
people within a
45 minute drive



Strong manufacturing
workforce with a
very high
concentration of
engineering skills



Home to
global
brands including JCB,
Grupo Antolin, Michelin,
Johnson Controls, Pirelli,
Rolls Royce and Toyota



Potential salary
savings of
14%
against the
national average



90%
of the UK
population within
4 hours or less



THE DEVELOPER

ST. MODWEN IS A DIFFERENT KIND OF PROPERTY PARTNER TAKING A DIFFERENT VIEW. THIRTY YEARS' EXPERIENCE AS AN EXPERT DEVELOPER AND REGENERATION SPECIALIST, DEALING WITH COMPLEX AND CHALLENGING SITES, HAS TAUGHT US TO CHALLENGE THE NORM AND CREATE NEW AND SUSTAINABLE SOLUTIONS TO BENEFIT ALL THOSE INVOLVED.

Today, we continue to unlock value and deliver quality outcomes across a wide range of activities, from regeneration to the long-term planning and development of commercial and residential assets, as well as active asset management.

We combine end-to-end expertise - through our network of regional offices, our residential business and our central asset management

team, and through joint ventures with public sector and industry leading partners - to deliver lasting results for all concerned.

St. Modwen's customers include a range of high quality global occupiers including Hellmann Worldwide Logistics, Grupo Antolin, Screwfix Direct, DPD and Amazon.

FOR FURTHER INFORMATION

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