

**ST. MODWEN
PARK**
BURTON

TO LET
B38 | B41
B58 | B79

A38
BURTON-ON-TRENT
DE13 8ED

AVAILABLE SUMMER 2020



stmodwenlogistics.co.uk

NEW WAREHOUSE/BUSINESS UNITS TO LET
38,195 sq ft (3,548 sq m) – 79,207 sq ft (7,359 sq m)

 **ST.MODWEN**

PHASE FOUR

A 50 acre industrial and distribution site, St. Modwen Park Burton has outline planning consent for up to 1,000,000 sq ft (92,900 sq m) of commercial space.

The first two phases are occupied by Hellmann Worldwide Logistics, Supply Technologies, Keylite Roof Windows and London City Bond, whilst phase three has delivered an additional unit totalling 103,947 sq ft (9,657 sq m), which is available for immediate occupation.

The construction of phase four is now also underway and will offer 38,195 sq ft (3,548 sq m) – 79,207 sq ft (7,359 sq m) of high quality warehouse and office space.



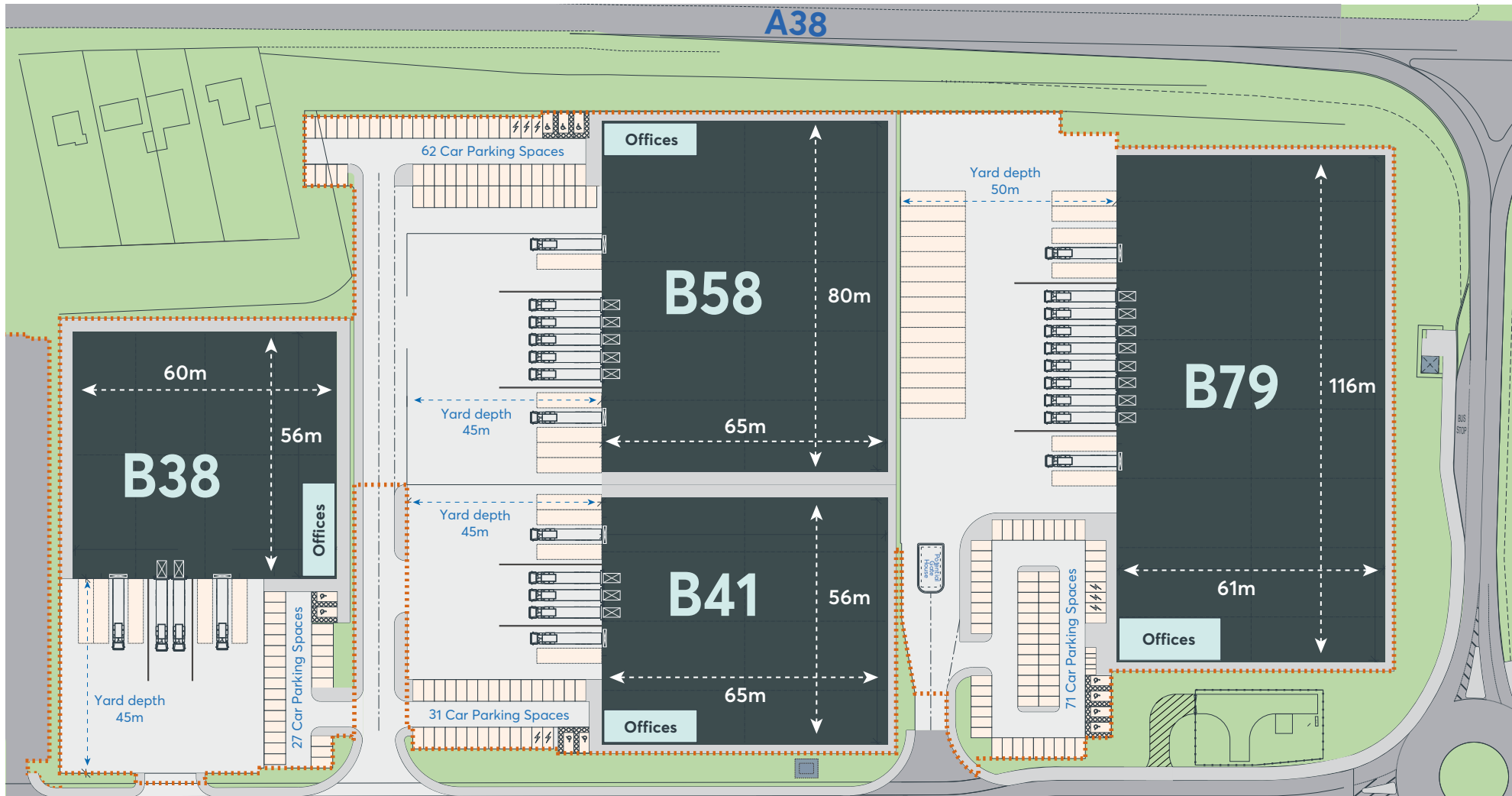
PLANNING CONSENT HAS BEEN GRANTED FOR FOUR UNITS RANGING IN SIZE FROM FROM 38,195 SQ FT (3,549 SQ M) TO 79,207 SQ FT (7,358 SQ M).

THE HIGH QUALITY WAREHOUSE UNITS WILL BE COMPLETE AND AVAILABLE TO LEASE FROM SUMMER 2020.



MAJOR LOCAL OCCUPIERS INCLUDE:





B38

Unit Total	38,195 sq ft	3,548 sq m
Warehouse	35,433 sq ft	3,292 sq m
Ground Floor Office	593 sq ft	55 sq m
First Floor Office	2,169 sq ft	202 sq m
Yard Depth		45m
Dock Doors		2
Level Access Doors		2
Car Parking		27

B58

Unit Total	57,961 sq ft	5,385 sq m
Warehouse	55,227 sq ft	5,131 sq m
Ground Floor Office	607 sq ft	56 sq m
First Floor Office	2,217 sq ft	198 sq m
Yard Depth		45m
Dock Doors		5
Level Access Doors		2
Car Parking		62

B41

Unit Total	41,182 sq ft	3,826 sq m
Warehouse	38,448 sq ft	3,572 sq m
Ground Floor Office	607 sq ft	56 sq m
First Floor Office	2,127 sq ft	198 sq m
Yard Depth		45m
Dock Doors		3
Level Access Doors		2
Car Parking		31

B79

Unit Total	79,207 sq ft	7,359 sq m
Warehouse	75,385 sq ft	7,003 sq m
Ground Floor Office	605 sq ft	56 sq m
First Floor Office	3,217 sq ft	299 sq m
Yard Depth		50m
Dock Doors		6
Euro Docks		2
Level Access Doors		2
Car Parking		71



TRAVEL DISTANCES

SAT NAV: DE13 8ED

(Source: Google Maps)

CITIES

Lichfield	9 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)
Nottingham	34.1 miles (55 km)
Stoke-on-Trent	39.1 miles (63 km)
Manchester	77.8 miles (125 km)
Leeds	89.8 miles (144 km)
London	131 miles (211 km)

RAIL FREIGHT TERMINALS

BIFT, Dordon	19.3 miles (31 km)
Hams Hall RFT, Coleshill	21.2 miles (34 km)
Freightliner Terminal, Birmingham	25.7 miles (47 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

A38 / A50	10.3 miles (16 km)
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

BURTON-UPON-TRENT DE13 8ED



FOR FURTHER INFORMATION

Please contact:



James Clements

james.clements@knightfrank.com

Edward Kennerley

edward.kennerley@knightfrank.com



Katie Monks

katie.monks@savills.com

Ranjit Gill

rsgill@savills.com

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