

CENTRUM 93

92,472 SQ FT DISTRIBUTION / INDUSTRIAL UNIT

Centrum Logistics Park | Burton-upon-Trent | DE14 2SY

Goodman



TO LET / FOR SALE

28-WEEK BUILD TIME



ENJOY A CENTRAL LOCATION WITH GOOD TRANSPORT LINKS

Located at the established Centrum Logistics Park, Centrum 93 will provide 92,472 sq ft of Grade A warehouse space.

Fronting the A38, the development offers customers excellent brand visibility and good connectivity, with easy access to the A50 and national motorway network.

SITE PLAN







SCHEDULE OF ACCOMMODATION

Summary	Area (sq ft)
Warehouse	87,241
Ground floor reception	581
First floor offices	4,650
Total	92,472

GIA subject to measurement

Delivered to a market-leading specification, the **BREEAM 'Very Good'** warehouse will comprise:

-  8 dock level loading doors
-  2 level access doors
-  82 car parking spaces
-  50kN/m² floor loading

With detailed planning consent already in place, the scheme can be delivered in a **28-week build** time, offering customers speed and certainty.



YOU'RE IN GOOD COMPANY

Part of the Centrum One Hundred development, Centrum Logistics Park is a well-established location for distribution and logistics. Current local occupiers include Palletforce, Boots, Holland and Barrett, Clipper Logistics, DHL and Unipart, making it a key employment site locally.

With a range of amenities within walking distance, such as leisure facilities and food outlets, the park is conveniently located and provides a good working environment for staff.

AN ATTRACTIVE PLACE TO DO BUSINESS

Burton-upon-Trent's central location and excellent transport links make it an attractive place for businesses looking to invest.



Serve local and national customers

90% of the UK can be accessed within a four-hour drivetime



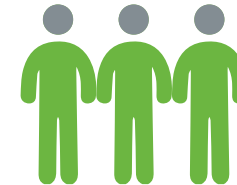
Access to a skilled and experienced workforce

The area has a strong manufacturing heritage with a high concentration of engineering skills



Low labour costs

Wage rates in the county are up to 15% lower than the national average



Population growth

East Staffordshire has a population of c.113,900*, with growth significantly higher than regional and national averages

*Source: Make it Stoke-on-Trent & Staffordshire, *East Staffordshire Borough Council*








Palletforce - Centrum, Burton-Upon-Trent

SUSTAINABILITY

We are committed to creating sustainable developments which balance environmental impacts with social and economic benefits. All new Goodman buildings are designed to be sustainable, energy efficient and reduce carbon emissions, leading to energy, cost and maintenance savings over the entire life of the building. Our market-leading specification targets an EPC A rating and BREEAM 'Very Good' standard.






Future-proof properties

We are committed to quality while reducing operating costs over a building's lifecycle. Using best practice techniques and sustainable materials, these include:

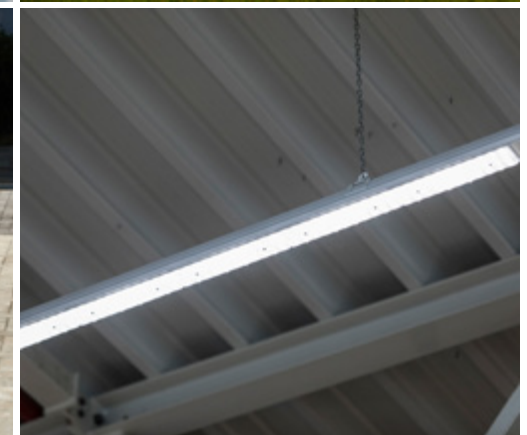
-  Infrastructure for electric car charging points
-  Photovoltaic roof mounted arrays
-  Carpet and ceiling tiles made from recycled materials
-  Carbon neutral cladding envelope
-  Air tightness far in excess of current Building Regulations, lowering energy consumption

Energy solutions

Innovation is at the core of our product design and development. We want to find creative ways of managing energy, from renewable generation to smart heating networks and ultra-efficient lighting. Some of the energy solutions employed in the building will include:

-  Motion and daylight sensors that reduce the demand for lighting
-  12% roof lights to maximise daylight and improve working environments
-  LED lighting to docks, offices and external areas
-  Increased energy metering
-  Control panels and timeclocks for M&E plant

Additional measures as standard include rainwater harvesting for grey water toilet flushing and water saving taps.



EXCELLENT CONNECTIVITY BY ROAD, RAIL AND AIR



Road

A38	1 mile
A50	9 miles
M6 Toll J4	15 miles
M1 J24	22 miles
M6 J15	33 miles
Leicester	28 miles
Birmingham	29 miles
Stoke-on-Trent	31 miles



Rail Freight

BIFT	19 miles
Hams Hall Rail Freight Terminal	24 miles
DIRFT	55 miles



Airports & Ports

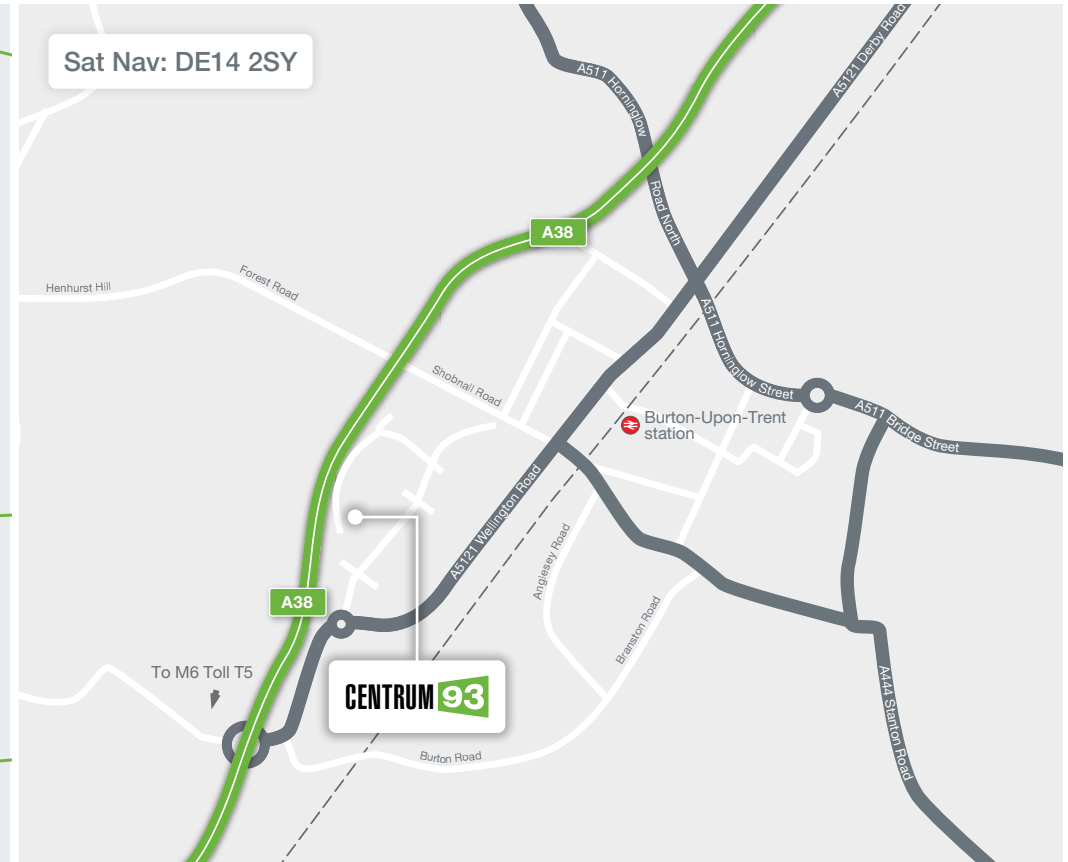
East Midlands Airport	22 miles
Birmingham Airport	32 miles
Manchester Airport	70 miles



LOCATION

Centrum Logistics Park, Centrum West, Burton-Upon-Trent, Staffordshire, DE14 2SY

Centrum Logistics Park is situated in the commercial centre of East Staffordshire. Adjacent to the A38, it provides easy access to the A50, which links the M1 and M6. To the south, the A38 also provides access to the M6, M6 Toll and M42.



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