

# ST. MODWEN PARK BURTON

DE13 8ED

///TABS.SKETCH.SUITING



BREEAM Excellent rating targeted. Placing this building in the top 10% of UK warehouses for sustainability



Direct access on the A38



Swan standard specification

NEW INDUSTRIAL UNIT TO LET AVAILABLE JANUARY 2025

B173: 172,889 SQ FT (16,063 SQ M)

# High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **St. Modwen Park Burton** is a **thriving commercial hub** that will deliver benefits for your business, your people and the environment.

## An ideal location for the Midlands

St. Modwen Park Burton a 50-acre industrial and distribution site with outline planning consent for up to 1m sq ft (92,903 sq m) and individual units up to 300,000 sq ft (27,870 sq m).

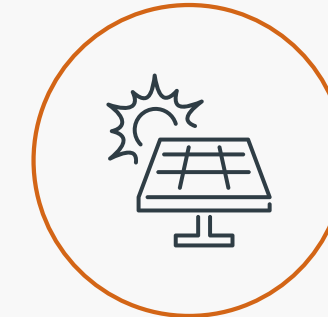
Situated within 3 miles of Burton upon Trent town centre, St. Modwen Park Burton has exceptional transport links with direct access to the A38, connecting the site to the A50 and the major motorway network including the M1, M6, M6 (Toll) and M42.

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.

To date, three phases have been delivered at St. Modwen Park Burton totalling 310,913 sq ft (28,885 sq m). Occupiers include Hellman Worldwide Logistic, Supply Technologies, Keylite Roof Windows, London City Bond, LIT Logistics Solutions and Gousto.



**BREEAM Excellent rating targeted**, placing this warehouse in the top 10% of warehouses in the UK for sustainability.



**PV panels fitted to the roof** and included at no extra cost.



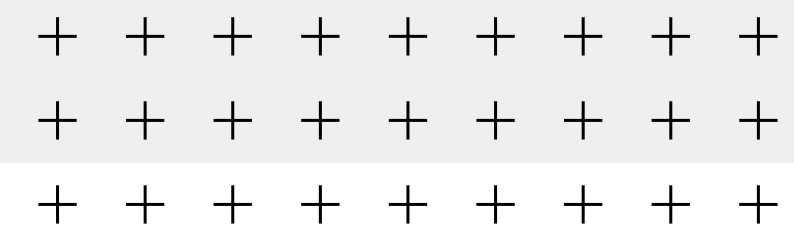
**Carbon neutral on completion.**



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



**Well-established industrial park** with global brands including JCB, Michelin, Johnson Controls, Pirelli, Rolls Royce and Toyota based in the area.



# ST. MODWEN PARK BURTON



To Stoke-on-Trent & M6

Burton-Upon-Trent  
Town Centre

Derby

To Nottingham & M1 J24 & 24a

Open space and  
landscape

A38

A38

To Birmingham  
& Lichfield

## LOCAL OCCUPIERS

1. Hellmann Worldwide Logistics
2. London City Bond
3. Supply Technologies
4. Keylite Roof Windows
5. LIT Logistics Solutions
6. Gousto
7. Marley
8. Neville Lumb
9. Kammac Burton
10. DP World Logistics
11. Werner UK Sales & Distribution Ltd
12. Palletforce
13. Molson Coors Brewing Company/DHL
14. Waterstones
15. Boots
16. Holland & Barrett
17. Unilever
18. Clipper Logistics
19. B&Q Branston RDC


# You're well-connected

**ST. MODWEN  
PARK**  
BURTON

### Drive times


-  Within 30 min labour pool
-  Within 1 hours
-  Within 2 hours
-  Within 3 hours

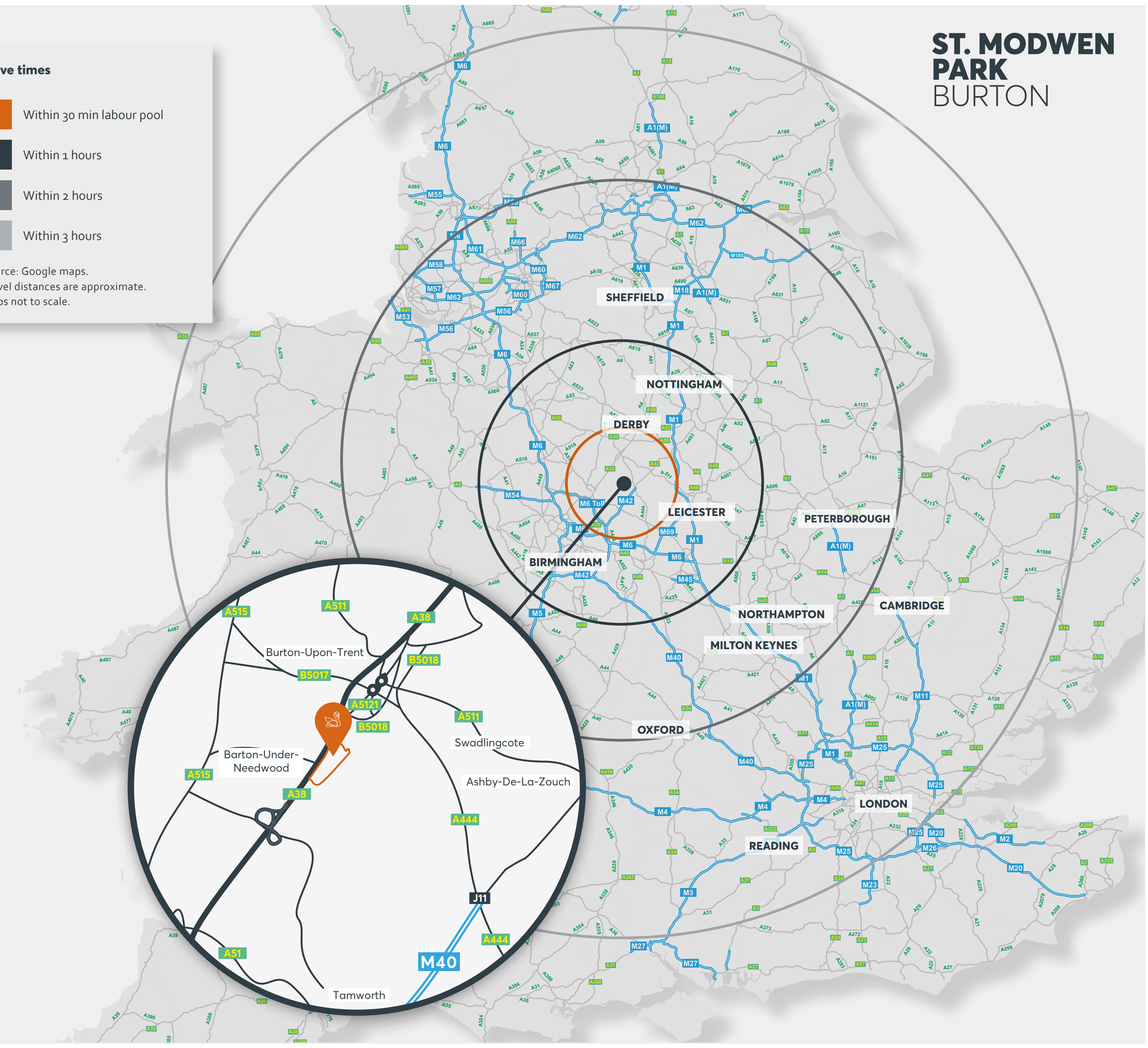
Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.

 **3.5 MILES**  
from Burton-upon-Trent  
town centre

 **11 MILES**  
to junction 11 of the M42

 **30 MILES**  
drive to Birmingham  
Intermodal Freight Terminal

 **2 AIRPORTS**  
Under an hour's drive from  
both East Midlands and  
Birmingham Airport





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.



One of the key employment sites in East Staffordshire, the development will create up to 1,500 new job opportunities in the area.



Part of a larger 175 acre mixed-use scheme, including a residential development, with planning for up to 660 new homes.



Major employment hub with Staffordshire and Stoke-on-Trent offering one of the UK's largest labour pools.



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.

# Schedule of accommodation

UNIT B173	
WAREHOUSE	163,406 SQ FT (15,181 SQ M)
OFFICES	9,492 SQ FT (882 SQ M)
<b>TOTAL</b>	<b>172,889 SQ FT (16,063 SQ M)</b>
PLANT DECK	4,133 SQ FT (384 SQ M)
YARD DEPTH	50+M
CLEAR INTERNAL HEIGHT	15M
FLOOR LOADING	50 kN sq m
LEVEL ACCESS DOORS	4
DOCK DOORS	18
HGV PARKING	45
CAR PARKING	154
ELECTRIC CAR CHARGING POINTS	27
POWER SUPPLY	1MVA



**BREEAM Excellent target**



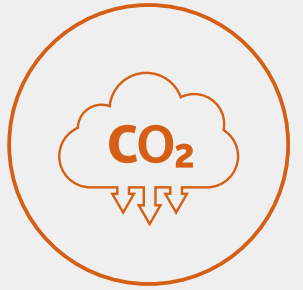
**50 kN SQ M floor loading**



**EV car charging**



**Up to 15m clear internal height**



**Operationally net zero carbon to offices**



**Swan standard specification**



**PV solar panels**



**1 MVA of power supply**



Site plan is indicative.

# ST. MODWEN PARK BURTON



Site plan is indicative.







**Robert Richardson**  
Development Director

“

We know that people and the planet are important to you - they're important to us too.

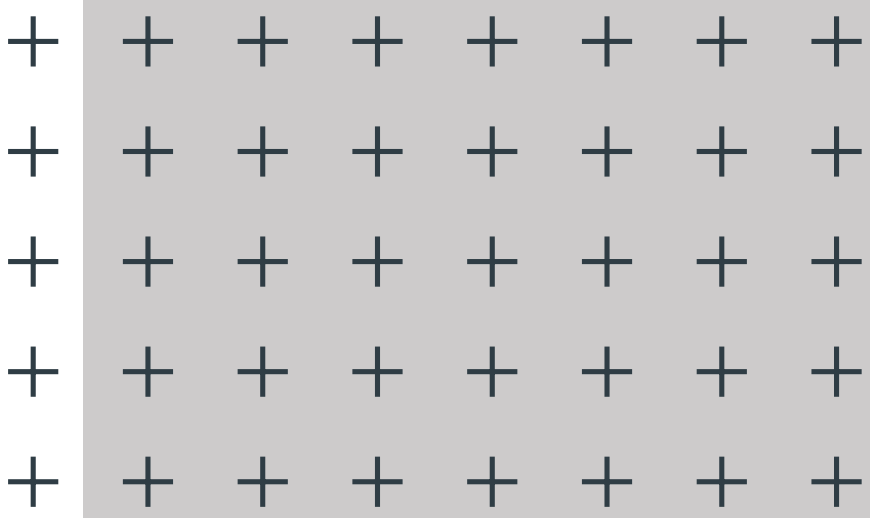
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

*Let's talk*

07834 791 261  
rrichardson@stmodwen.co.uk

”





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Sarwjit Sambhi,**  
Chief Executive Officer

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work”.

**Huboo, St. Modwen Park Chippenham**



# The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**AAA rated  
white goods**



**Refreshment  
stations**



**Smart  
metering**



**Low VOC/  
organic paints**



**Acoustic  
control**



**Intelligent  
LED lighting**



**Natural  
light**



**Low energy  
lifts**



**SUSTAINABILITY  
AT THE CORE**

**HIGH  
SPECIFICATION  
OFFICE AND  
RECEPTION  
SPACES**

**Our Building Code**





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High performance space  
where you need it.

**ST.MODWEN  
PARK  
BURTON**



ST. MODWEN PARK BURTON  
LICHFIELD ROAD  
BURTON UPON TRENT  
DE13 8ED

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