

St Modwen Park Burton  
A38 Lichfield Road  
Burton Upon Trent | DE13 8ED

[BURTON295.CO.UK](http://BURTON295.CO.UK)

**Newly Constructed**  
**294,889 SQ FT**

IMMEDIATELY AVAILABLE  
**'CHILL READY'**

**100220**







# B295

**B295** comprises a newly constructed, self-contained manufacturing and warehouse unit that is suitable for chilled or ambient uses. The warehouse sits on a site of 14.7 acres and benefits from excellent parking for cars and HGVs. Whilst B295 was designed for chilled uses it is equally suitable for ambient storage & distribution or manufacturing.



# B295

[CLICK HERE TO VIEW TOUR](#)

hellmann® keylite®

LCB

lit

A38

BIRMINGHAM 26 MILES

A38

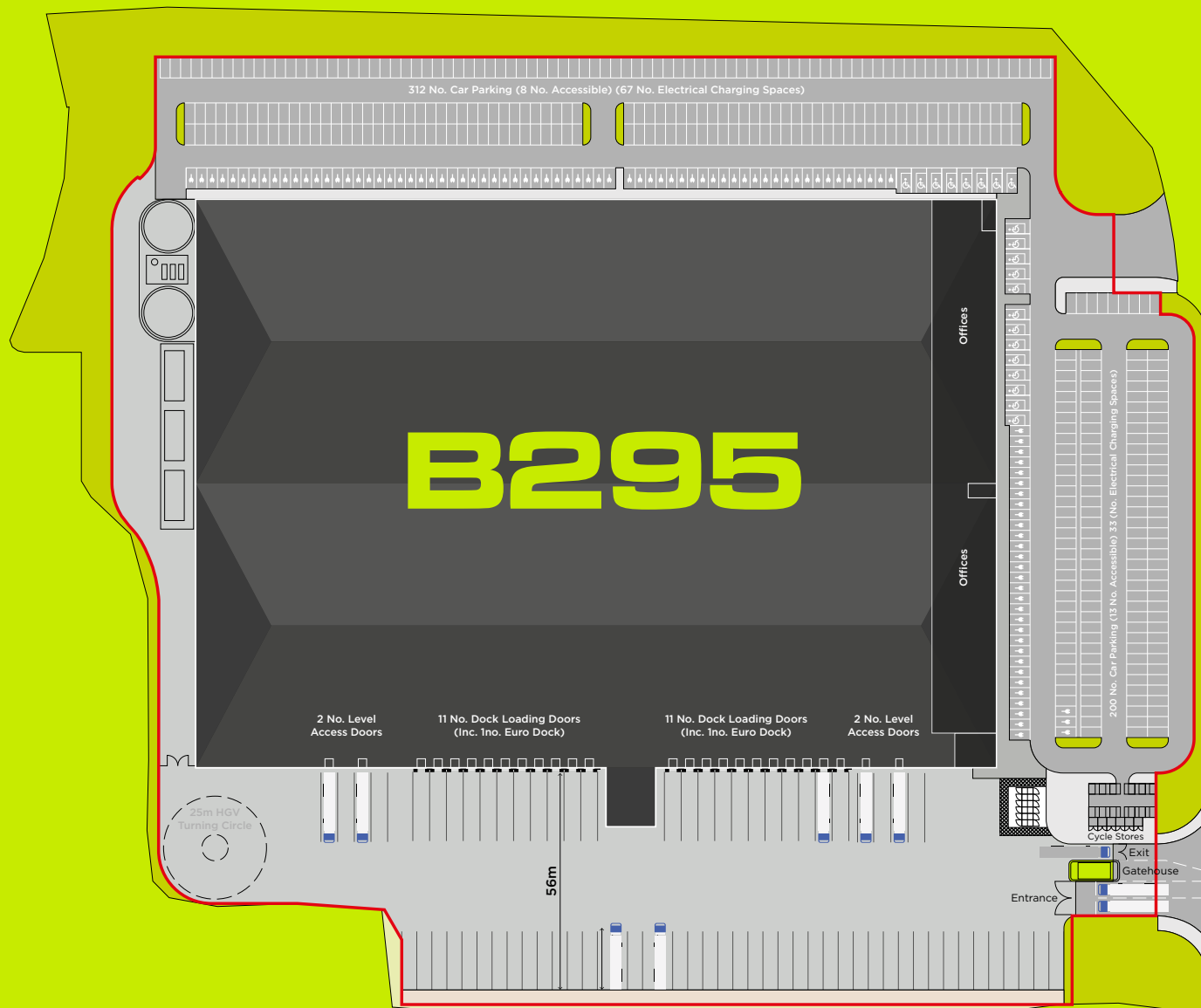
M1  
J23a - 25.5 miles

ACACIA LN

Burton-on-Trent  
(BUT) (SIE)

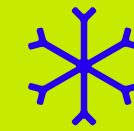




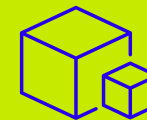


Description	SQ M	SQ FT
Warehouse / Office and Welfare Areas	25,620	275,775
Main Entrance Core	89	954
Escape Stair Core	30	319
Ground Floor Transport Office	157	1,693
Gatehouse	24	262
1 <sup>st</sup> Floor Office	661	7,114
1 <sup>st</sup> Floor Transport Office	153	1,647
Second floor office	662	7,125
<b>Total GIA</b>	<b>27,396</b>	<b>294,889</b>
Mezzanine Plant Deck	1,050	11,299
Canopies	778	8,376

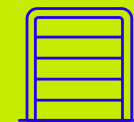
## SPECIFICATIONS



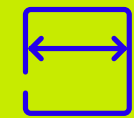
Chill Ready



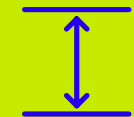
22 Dock Level Loading Doors (Inc 2 Euro Docks)



4 Level Access Loading Doors



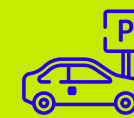
55.6m Yard Depth



15m Clear Internal Eaves Height



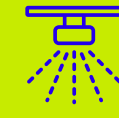
50 HGV Parking Spaces



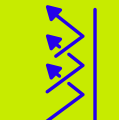
512 Car Parking Spaces Including 40 EV Charging Points



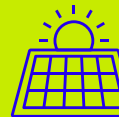
3.825 MVA power



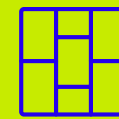
Sprinkler system and tanks installed



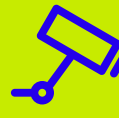
Insulated cladding system to allow for fully temperature controlled operation throughout



PV panels to approximately 10% roof cover and ability to increase to 100%



50kN/M<sup>2</sup> Floor Loading



CCTV



360° Circulation



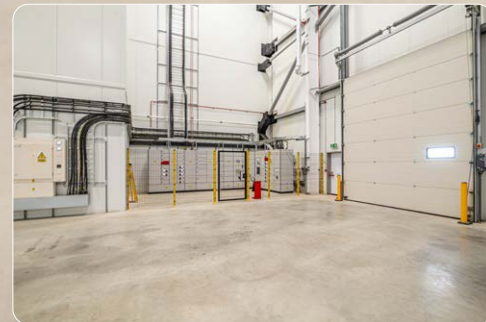
Lighting to the warehouse





# 10 0 2 3

BURTON295.CO.UK





# LOCATION

B295 is located on St Modwen Park Burton, a newly constructed business park in Burton upon Trent. Surrounding occupiers include Hellmann Worldwide, London City Bond & Keylite.

Centrally located, just 9 miles north of Lichfield and 16 miles south of Derby, 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. Situated approximately 3 miles south west of Burton upon Trent town centre, St. Modwen Park Burton has exceptional transport links with direct access to the A38, providing easy access to Birmingham City Centre and the West Midlands motorway network including the M1, M6, M6 (Toll) and M42.



## CITIES



Burton-upon-Trent	3.5 mi
Lichfield	9 mi
Swadlincote	9.2 mi
Tamworth	12.6 mi
Derby	16 mi
Birmingham	26 mi
Leicester	31 mi
Stoke-on-Trent	39 mi
Manchester	78 mi
London	131 mi

## RAIL FREIGHT TERMINALS



BIFT, Dordon	19.3 mi
Hams Halls RFT, Coleshill	21.2 mi
Freightliner Terminal, Birmingham	9.2 mi
DIRFT, Daventry	52 mi

## MOTORWAYS



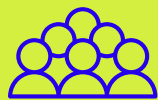
M42 (J11)	11 mi
M42 (J10)	18.1 mi
M6 Toll (T3)	19.3 mi
M6 (J14)	23 mi
M6 (J6)	26 mi
M1 (J23a)	25.5 mi

## AIRPORTS

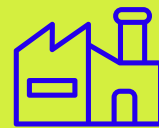


East Midlands	25.9 mi
Birmingham	27.2 mi
Manchester	70.3 mi

## DEMOGRAPHICS



82.9% of the surrounding population are economically active, above the average for the West Midlands and the UK.



10.9% of the surrounding population are employed in the manufacturing sector, with a further 7.5% employed in the transport and storage sector.

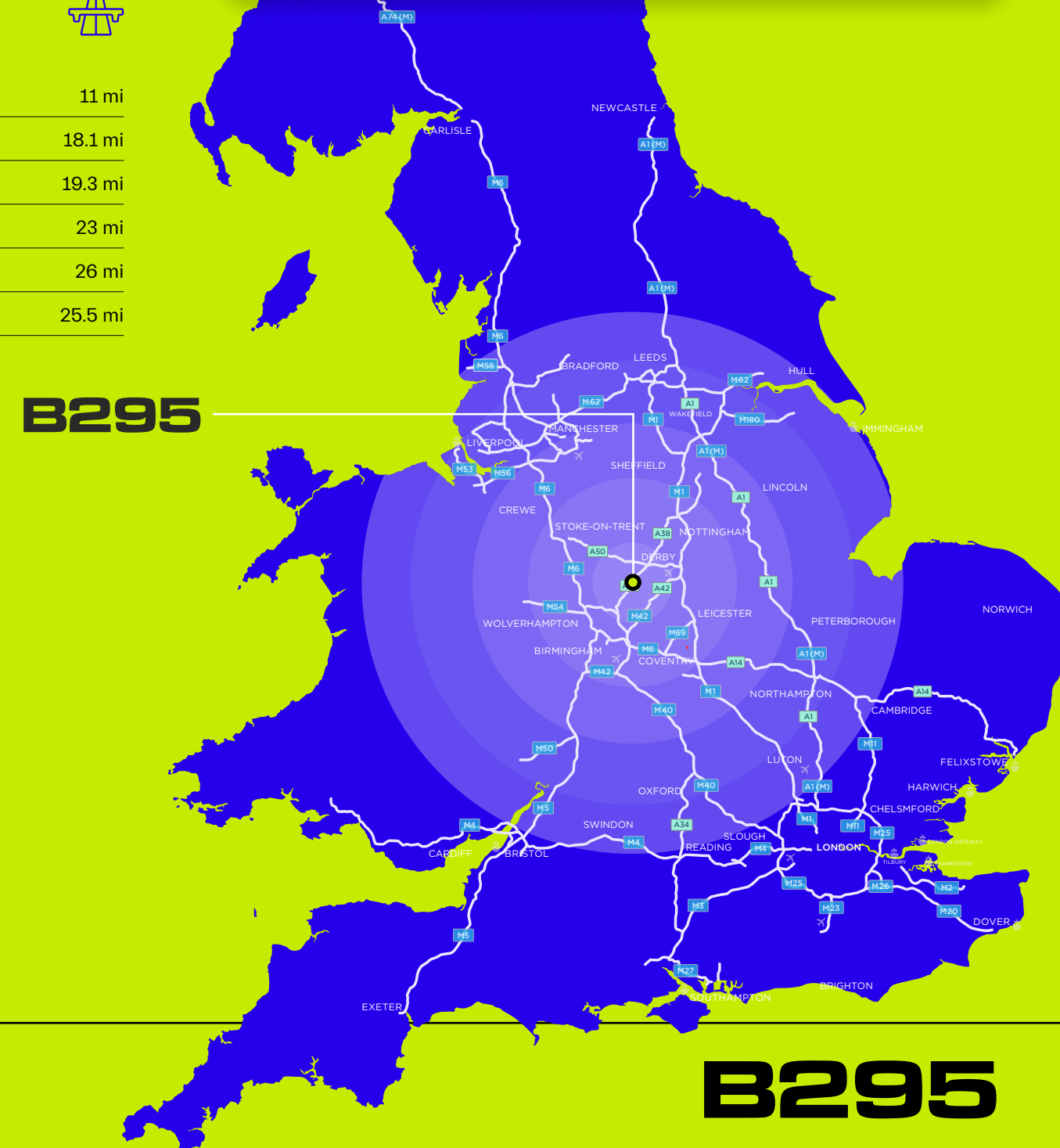


Average hourly pay for full time workers in the surround area of £15.81, below the UK average.

Source: nomisweb.co.uk

St Modwen Park, Burton, Lichfield Road, DE13 8ED

**B295**



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# TERMS

The property is available by way of a sublease on terms to be agreed. Full details are available upon request.

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# ENVIRONMENTAL BENEFITS

B295 has outstanding environmental credentials and has achieved an EPC rating of A (21) and BREEAM 'Excellent'.

Whilst the roof currently has 10% coverage photovoltaic (PV) solar panels it has been designed for loading of up to 100% coverage of (subject to necessary consents).

20 dual electric vehicle charging posts are installed in the car park providing up to 40 vehicle charging points capable of providing up to 11 kW of power per point.

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# CONTACTS

Viewing by appointment.  
For further information please contact joint sole agents:

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