



# INDURENT

## PARK BURTON

DE13 8ED  
///STICKS.LOCATING.TRIBUTES

Four high quality warehouse units  
under construction now

B38: 38,135 SQ FT (3,543 SQ M)

B42: 41,698 SQ FT (3,874 SQ M)

B59: 59,157 SQ FT (5,496 SQ M)

B81: 80,524 SQ FT (7,481 SQ M)

Available December 2024



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

Direct access on the A38

Warehousing that Works.

# High performance space for your business.

If you're looking for a high-performing, sustainable building, then look no further. Indurent 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

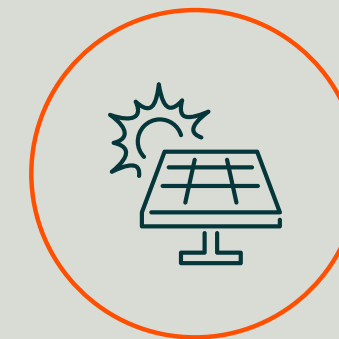
Situated within 3 miles of Burton upon Trent town centre, Indurent Park Burton has exceptional transport links with direct access to the A38, connecting the site to the A50 and the major motorway network including the M1, M6, M6 (Toll) and M42.

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.

Three phases have been delivered totalling 310,913 sq ft (28,885 sq m). Occupiers include Hellman Worldwide Logistics, Supply Technologies, Keylite Roof Windows, London City Bond, LIT Logistics Solutions and Gousto.



Outline planning permission for up to 1,000,000 sq ft (92,903 sq m) and individual units up to 300,000 sq ft (27,970 sq m).



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



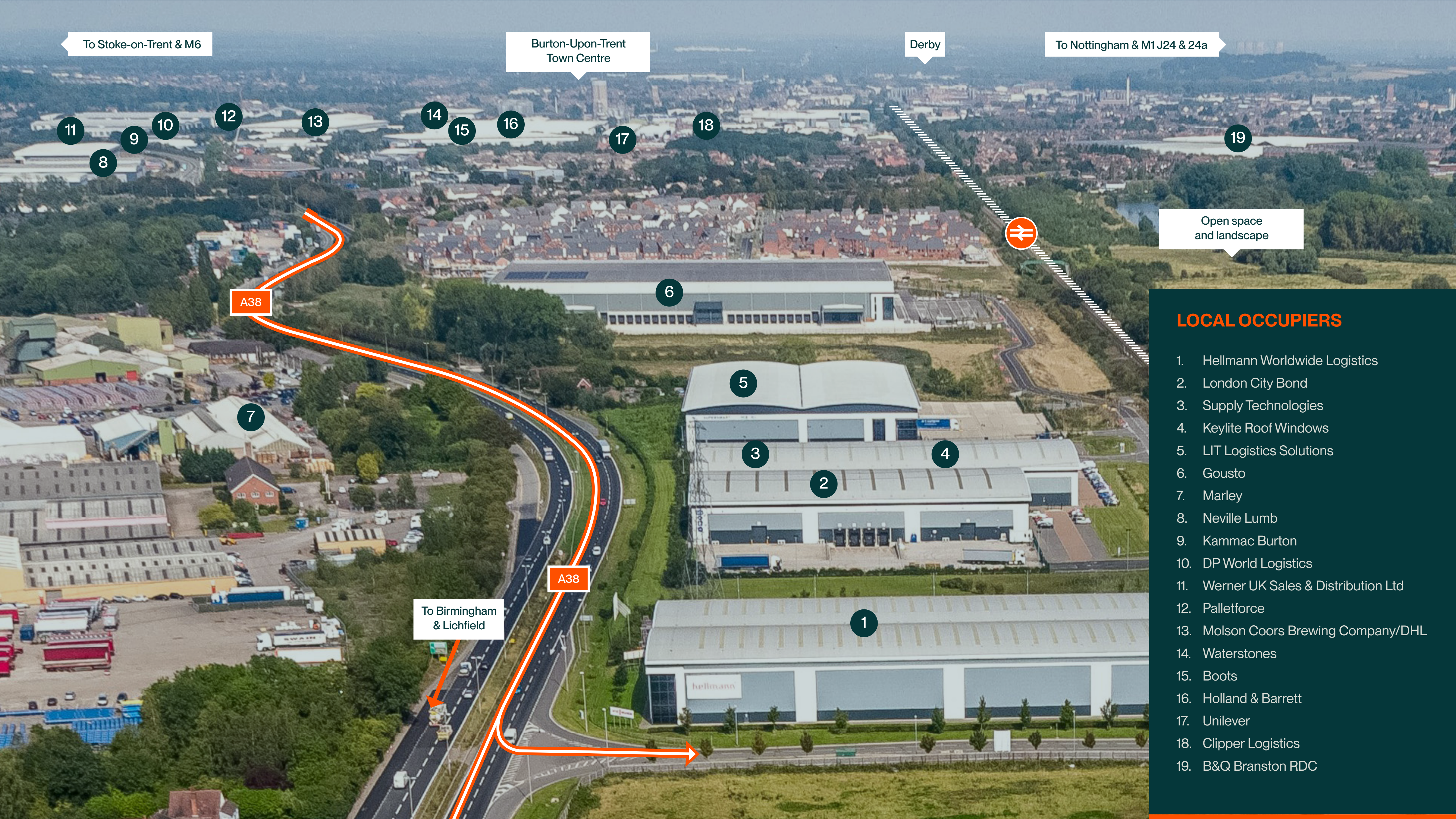
Carbon neutral on completion.



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



**Well-established 50-acre industrial park** with global brands including JCB, Michelin, Johnson Controls, Pirelli, Rolls Royce and Toyota based in the area.



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



90% of the UK population are within 4 hours of Indurent 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.



The wider scheme includes 54 acres of new woodland and 83 acres of open landscaped parkland to the west of the River Trent.

Source: ONS



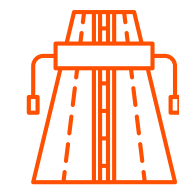
Warehousing that Works.

# You're well-connected.



**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



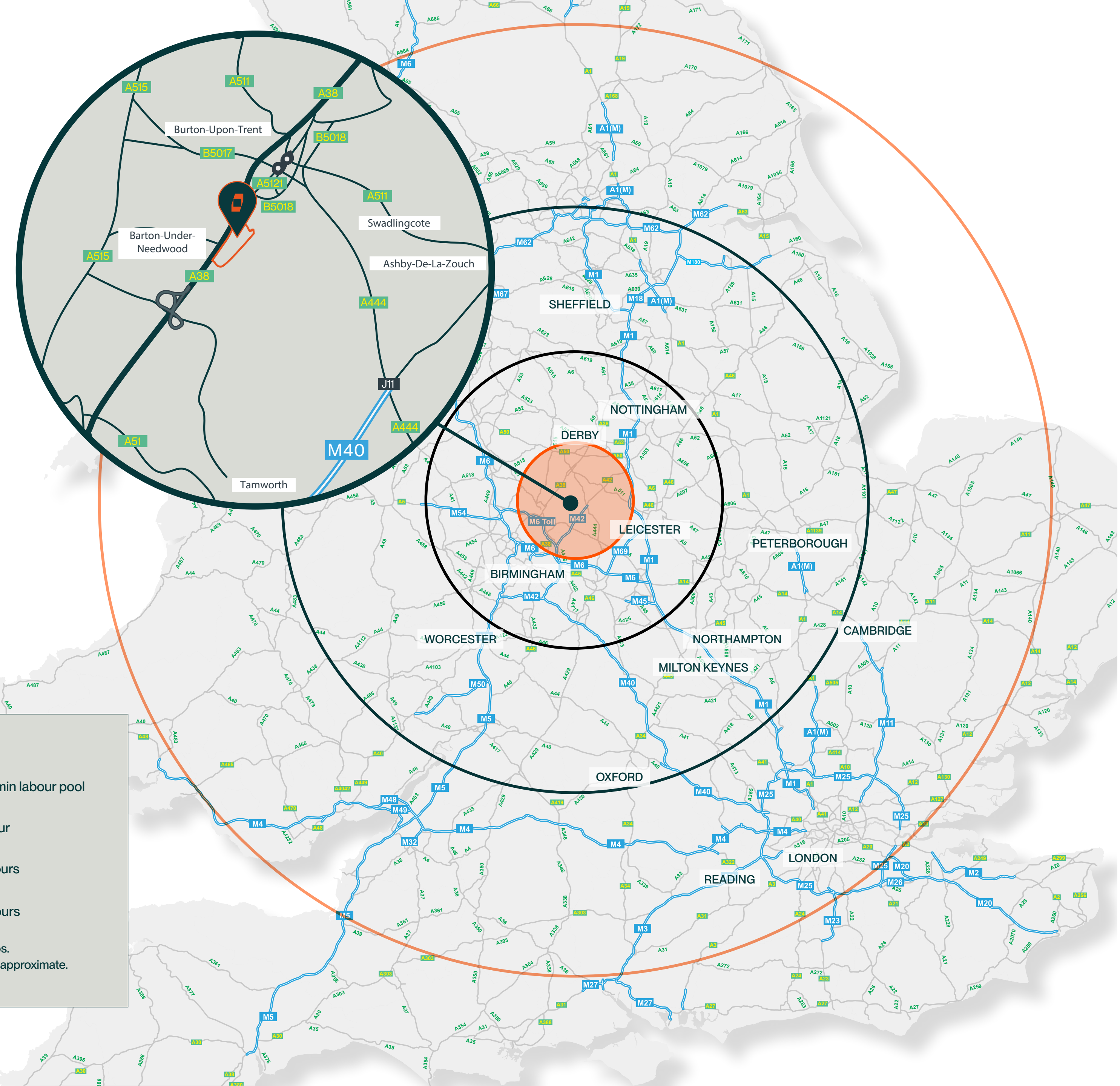
**2 AIRPORTS**

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

**Drive times**

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

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



Warehousing that Works.

# Schedule of accommodation.

	UNIT B38	UNIT B42	UNIT B59	UNIT B81
WAREHOUSE	35,391 SQ FT (3,288 SQ M)	38,889 SQ FT (3,613 SQ M)	55,670 SQ FT (5,172 SQ M)	76,015 SQ FT (7,062 SQ M)
OFFICES	2,744 SQ FT (255 SQ M)	2,809 SQ FT (261 SQ M)	2,809 SQ FT (261 SQ M)	4,509 SQ FT (419 SQ M)
<b>TOTAL</b>	<b>38,135 SQ FT (3,543 SQ M)</b>	<b>41,698 SQ FT (3,874 SQ M)</b>	<b>59,157 SQ FT (5,496 SQ M)</b>	<b>80,524 SQ FT (7,481 SQ M)</b>
PLANT DECK	2,066 SQ FT (192 SQ M)	2,131 SQ FT (3,288 SQ M)	2,809 SQ FT (261 SQ M)	3,831 SQ FT (356 SQ M)
YARD DEPTH	45 M	45 M	45 M	50 M
CLEAR INTERNAL HEIGHT	10 M	10 M	10 M	12.5 M
FLOOR LOADING	38 kN sq m	38 kN sq m	38 kN sq m	50 kN sq m
LEVEL ACCESS DOORS	3	2	3	2
DOCK DOORS	0	3	5	8
HGV PARKING	2	3	4	21
CAR PARKING	39	43	76	91
ELECTRIC CAR CHARGING POINTS	8	8	18	18
POWER SUPPLY	250 kVA	250 kVA	350 kVA	500 kVA



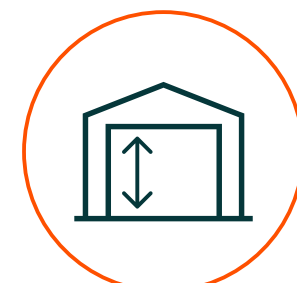
BREEAM  
Excellent target



Up to 50 kN sq m  
floor loading



EV car  
charging



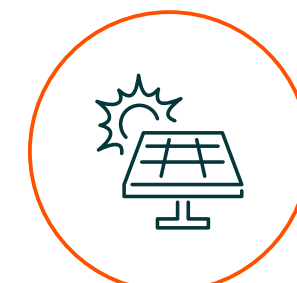
Up to 12.5M  
clear internal  
height



Operationally  
net zero carbon  
to offices



Indurent standard  
specification



PV solar  
panels



Up to 500 kVA of  
power supply

\*All floor areas are approximate gross internal areas.



Warehousing that Works.



# Unit B38, B43, B59, B81.



## SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

## TERMS

Indurent will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

## PLANNING

Planning consent is for warehouse, manufacturing and light industrial uses within uses classes B8, B2 and B1c (superseded to use class E as of 1st September 2020).

## WARRANTIES

Indurent will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

## EPC

Available upon completion.

Site plan is indicative.



# Master plan.



Site plan is indicative.







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 Indurent 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



**ROBERT RICHARDSON**

*Development Director*

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Warehousing that Works.



# The Indurent standard.

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

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent 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.

- 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





# Sustainability at the core.

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

# High performance space where you need it.



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