

# CENTRUM 93

92,632 SQ FT INDUSTRIAL / DISTRIBUTION UNIT  
TO LET / FOR SALE

# Space for expanding horizons



Located at Burton upon Trent's established Centrum Logistics Park, Centrum 93 provides 92,632 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.

## Key benefits:



### Large consumer reach

Access a population of 18.1 million people within a two-hour HGV drivetime



### Leading specification

Realise energy and cost savings



### Strategic location

Benefit from direct access to the A38

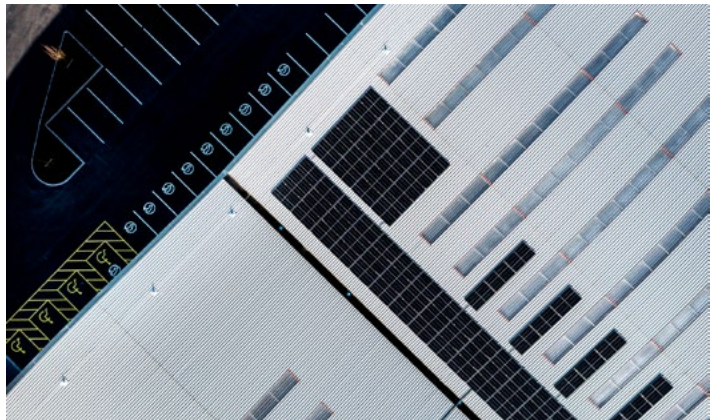
Source: Esri and Michael Bauer Research 2023



# MARKET-LEADING SPECIFICATION

Delivered to a Grade A specification, Centrum 93 is designed to offer customers flexibility and support operational efficiency, and includes the following features:

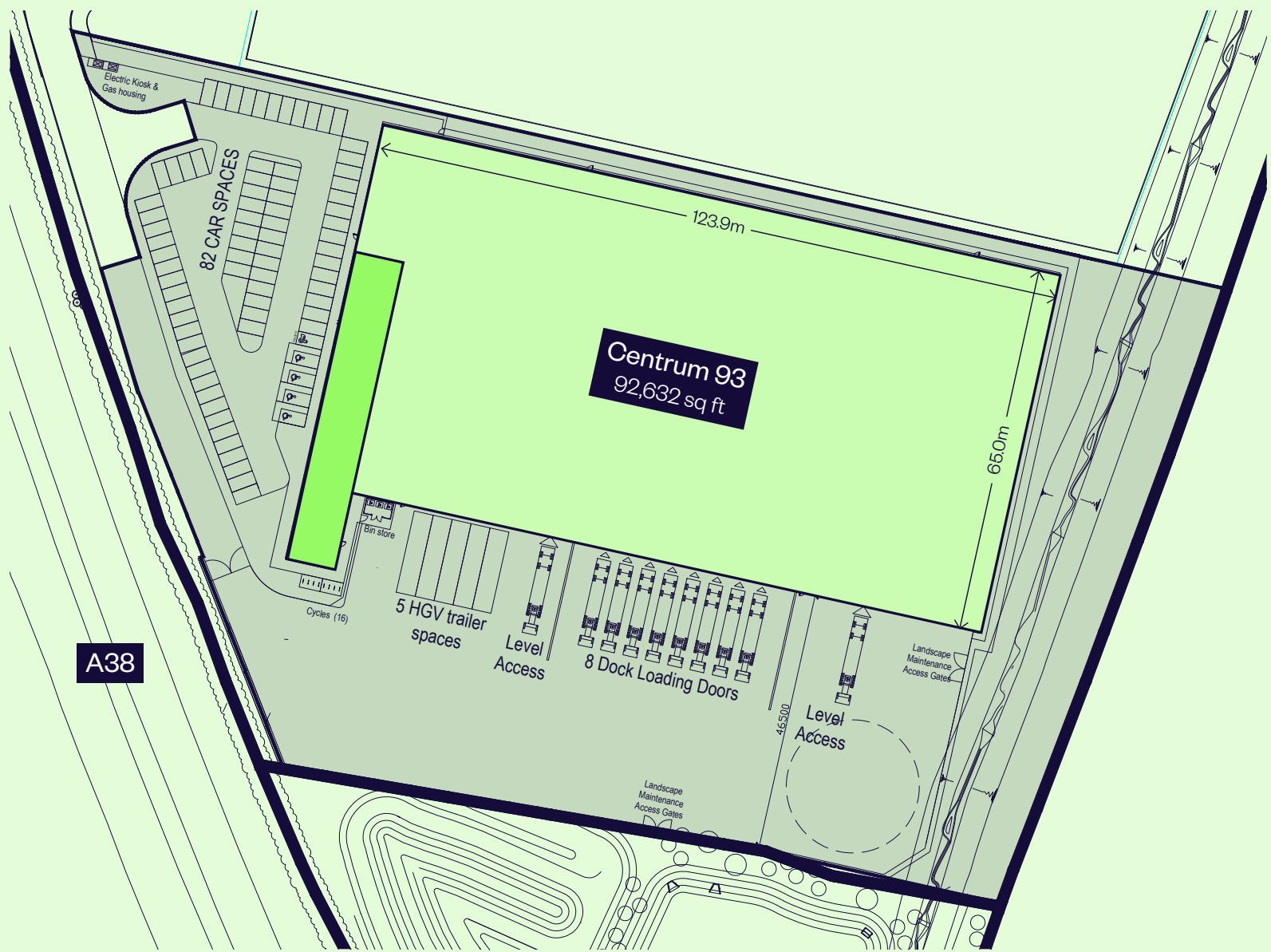
-  10m clear internal height
-  45m yard depth
-  2 level access doors
-  8 loading dock doors
-  82 car parking spaces (including 4 accessible)
-  16 cycle spaces
-  Solar PV system of 100kWp
-  1MVA of power
-  Grade A office space
-  BREEAM 'Very good' and A EPC (9)



# SITE PLAN

## AREA SCHEDULE













	sq ft	sq m
Warehouse	87,379	8,118
First floor offices	4,660	433
Ground floor reception	593	55
<b>TOTAL</b>	<b>92,632</b>	<b>8,606</b>



Warehouse space  
Office space

# SETTING A BENCHMARK FOR ESG

Centrum 93 has been designed to improve energy efficiency and reduce carbon emissions, leading to energy, cost and maintenance savings over the lifetime of the building. Achieving an A EPC rating (9), the property includes the following features:

-  BREEAM 'Very good'
-  Carbon neutral cladding envelope
-  Solar PV system of 100kWp
-  Air tightness far in excess of current building regulations
-  12% roof lights providing optimum natural light
-  Carbon neutral carpet tiles
-  Ceiling tiles with a high percentage of recycled content
-  Solar thermal hot water
-  LED lighting to offices and external areas
-  Low NOx condensing boiler
-  Electric car charging points (7kW)
-  Rainwater harvesting and water saving devices



# DRIVETIMES

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**1 mile**

to A38

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**15 miles**

to M6 Toll J4

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**19 miles**

to BIFT

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**22 miles**

to M1 J24

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**22 miles**

to East Midlands Airport

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**28 miles**

to Leicester

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**55 miles**

to DIRFT

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# LOCATION

## Centrum Logistics Park

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.





# Demographics

Perfectly positioned for the West and East Midlands, the area is a hub for advanced manufacturing and logistics, and a major contributor to employment growth nationally.



Logistics accounts for c.75,000 jobs in the region



At the centre of three major growth areas



Competitive wage costs , with potential salary savings of 11.3% compared to the national average

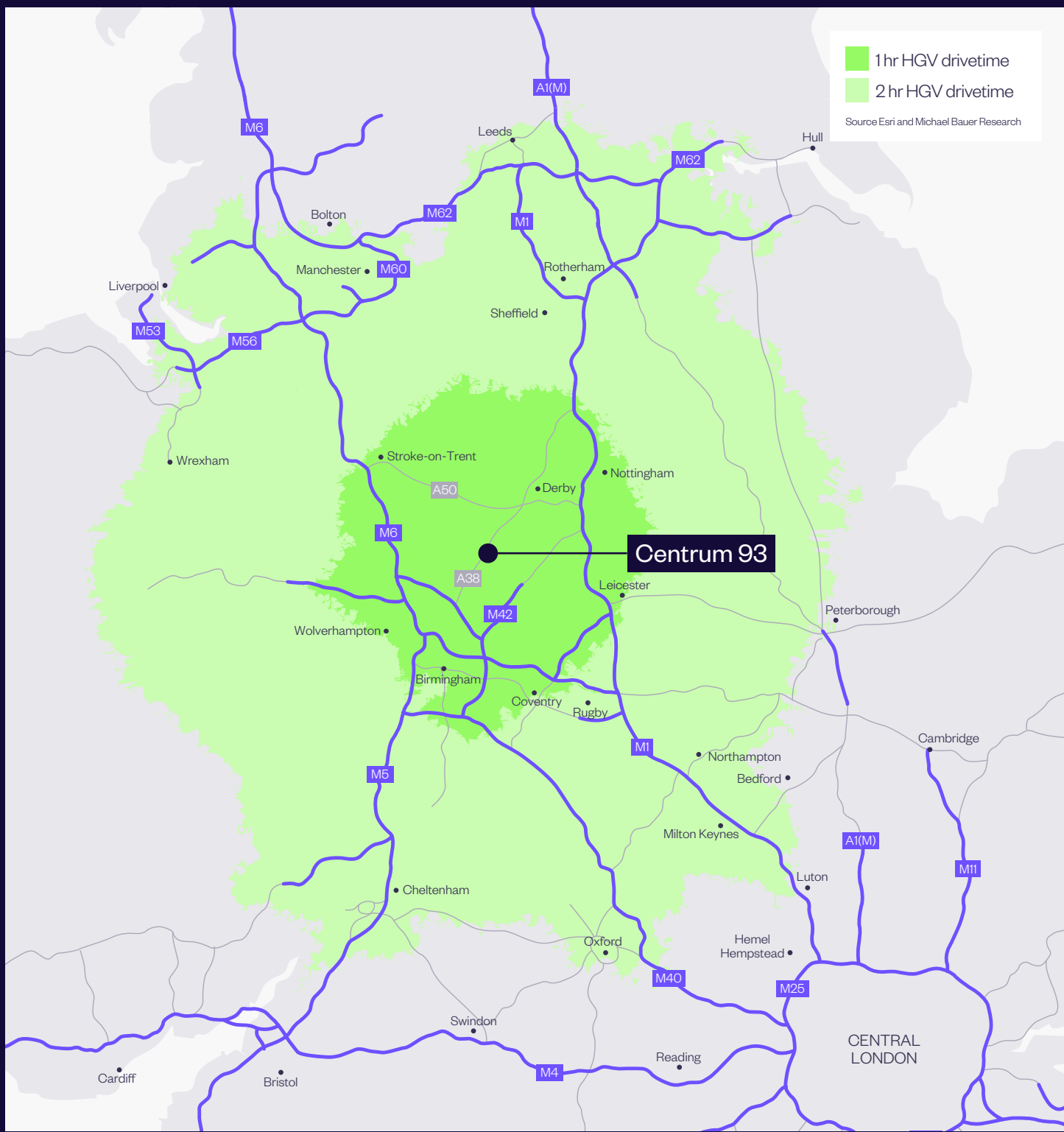
Source: Invest in Staffordshire

5.4M

total population within a 1hr HGV drivetime

18.1M

total population within a 2hr HGV drivetime



1 hr HGV drivetime  
2 hr HGV drivetime

Source Esri and Michael Bauer Research



# 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.

# ACCESSIBILITY

## Bus

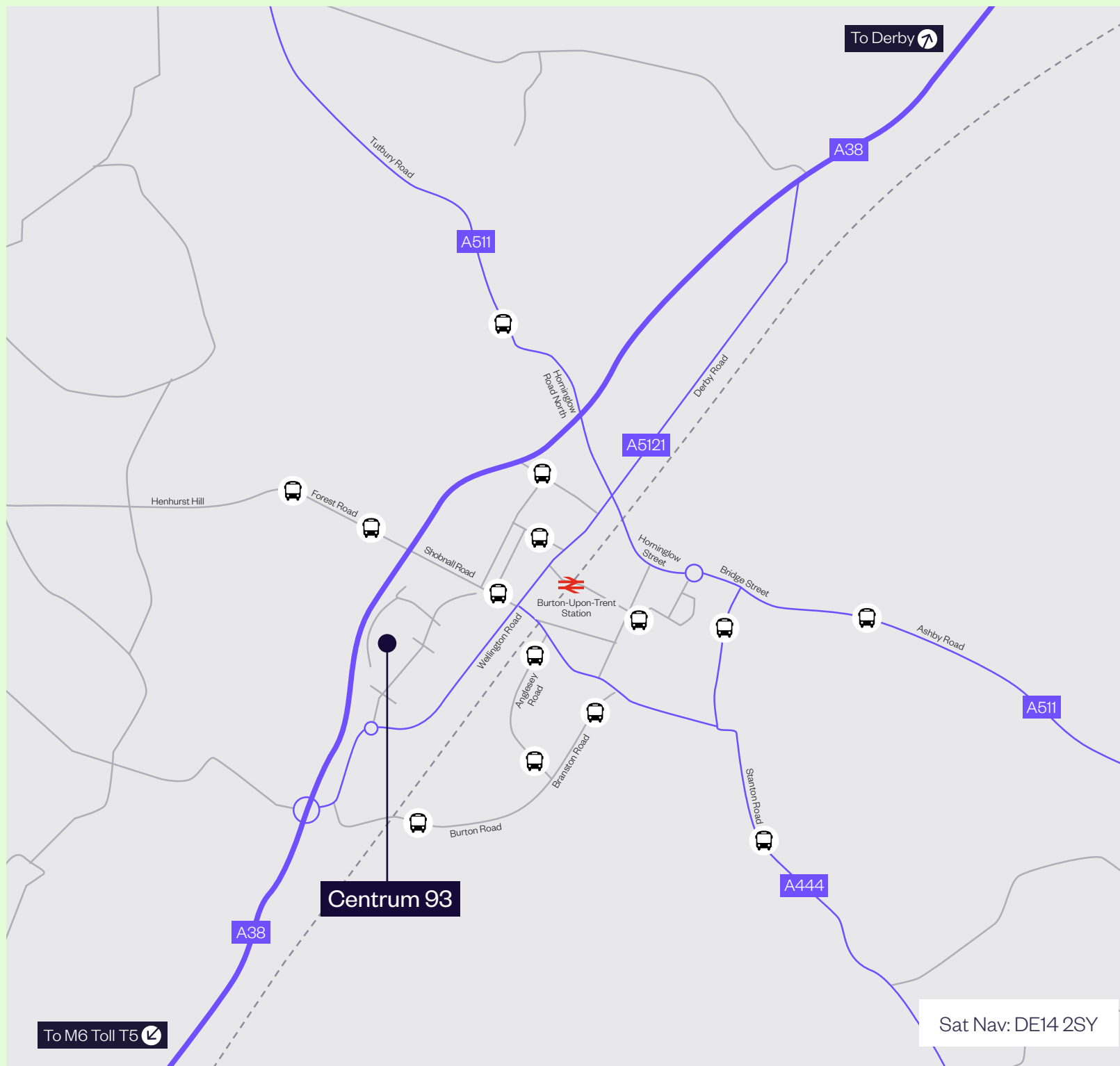
Centrum Logistics Park benefits from excellent local connectivity, with bus services surrounding the site linking to Burton upon Trent town centre and Lichfield.

## Rail

Burton upon Trent is the closest station, a short bus ride away, with frequent trains to Nottingham and Birmingham. Nearby Lichfield provides direct access to London.

## Cycle

The area also has an excellent cycle network, combined with cycle ways connecting the property to the town centre.



# CONTACT US



ENQUIRE NOW

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