



INDURENT

PARK BURTON

DE13 8ED
///TABS.SKETCH.SUITING

Brand new industrial unit to let
Under construction now

B173: 173,356 SQ FT (16,105 SQ M)
Available January 2025



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 that works as hard as you do, 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

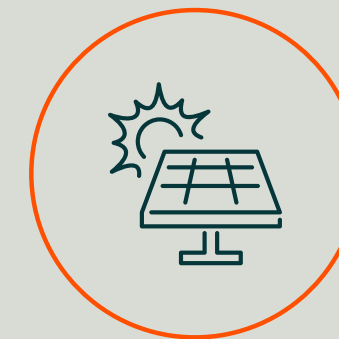
Situated within 3 miles of Burton upon Trent town centre, Indurent Park Burton has exceptional transport links with direct access to the A38, connecting the site to the A50 and the major motorway network including the M1, M6, M6 (Toll) and M42.

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.



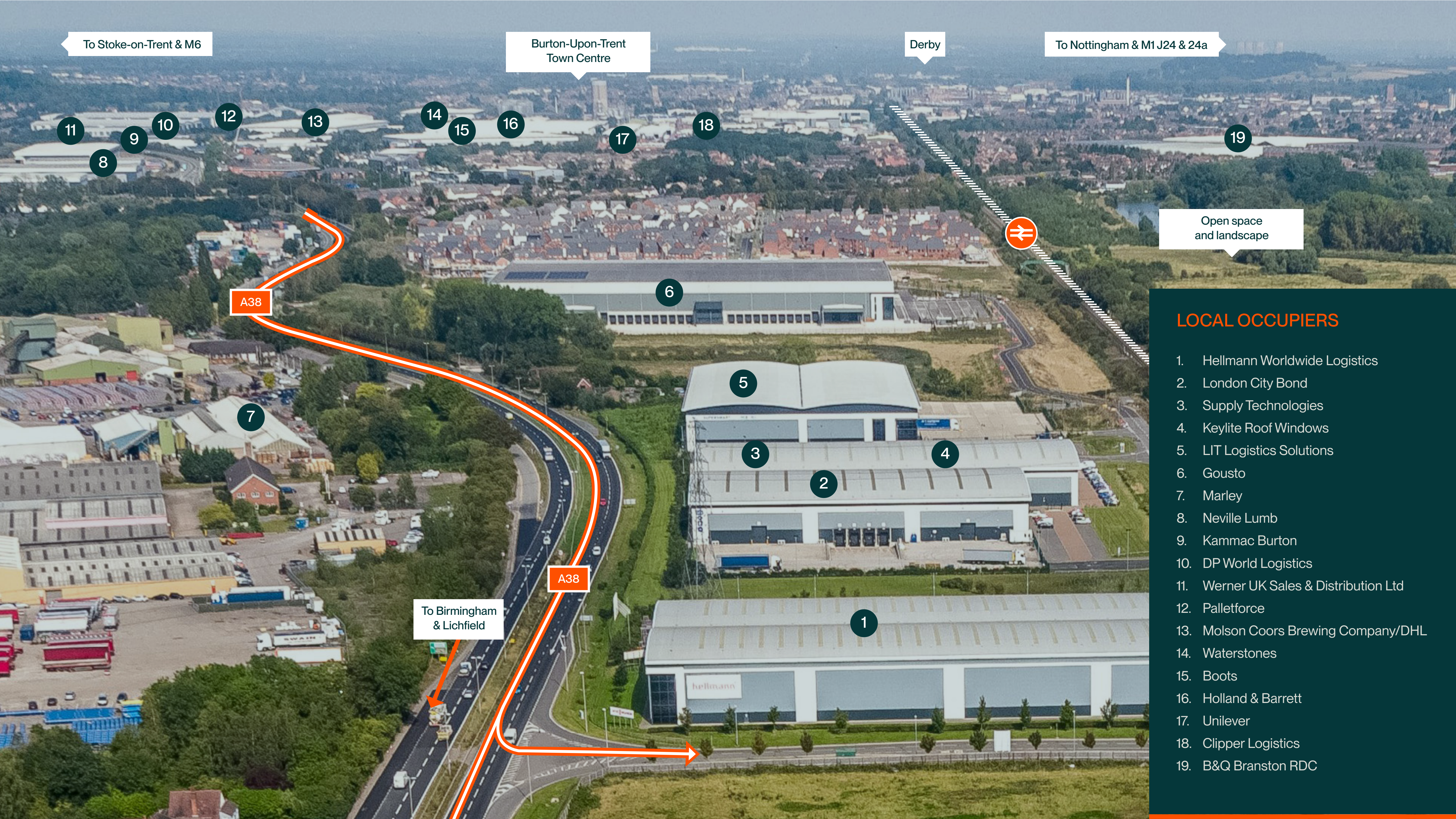
BREEAM Excellent rating targeted, placing this warehouse in the top 10% of warehouses in the UK for sustainability.



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



Warehousing that Works.



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



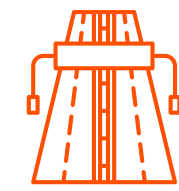
Warehousing that Works.

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



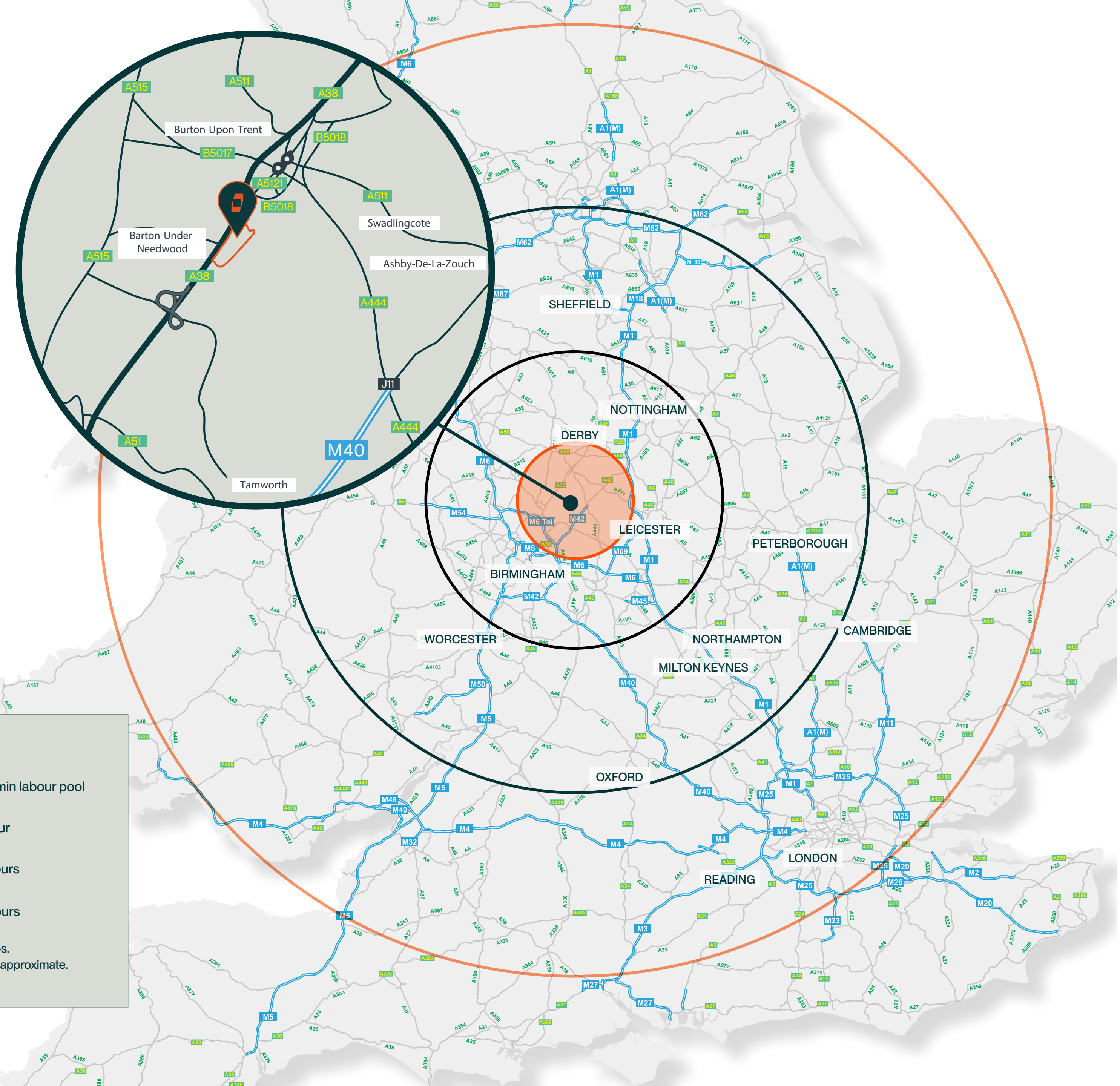
2 AIRPORTS

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 B173

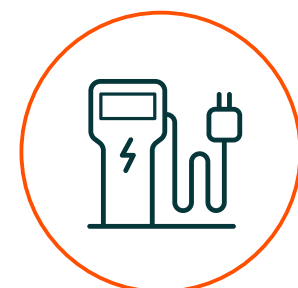
WAREHOUSE	165,004 SQ FT (15,329 SQ M)
OFFICES	8,352 SQ FT (776 SQ M)
TOTAL	173,356 SQ FT (16,105 SQ M)
AMENITY	4,284 SQ FT (398 SQ M)
YARD DEPTH	50+M
CLEAR INTERNAL HEIGHT	15 M
FLOOR LOADING	50KN SQ/M
LEVEL ACCESS DOORS	4
DOCK DOORS	18
HGV PARKING	45
CAR PARKING	154
ELECTRIC CAR CHARGING POINTS	27
POWER SUPPLY	1MVA



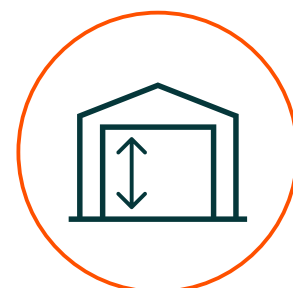
BREEAM Excellent targeted



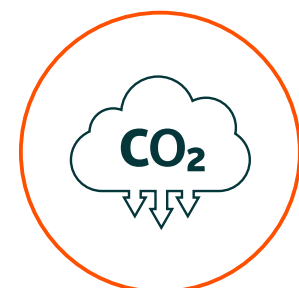
50 kN SQ M floor loading



EV car charging



Up to 15m clear internal height



Operationally net zero carbon to offices



Indurent standard specification



PV solar panels

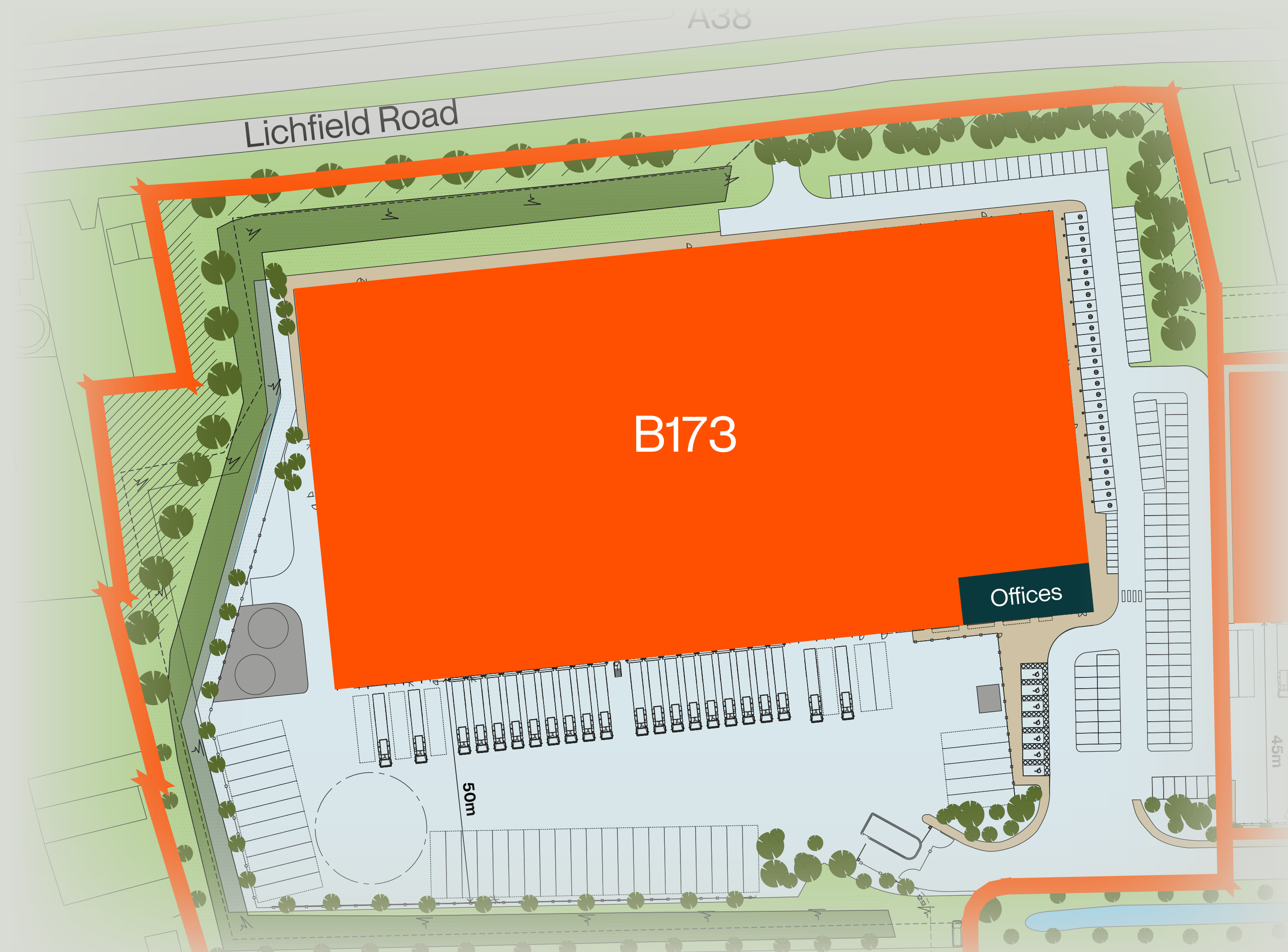


1 MVA of power supply

All floor areas are approximate gross internal areas.



Unit B173.



Site plan is indicative.



Warehousing that Works.

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



BENJAMIN SILCOCK

Senior Development Manager

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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.





BENJAMIN SILCOCK

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