



INDURENT

PARK BURTON

DE13 8ED
///STICKS.LOCATING.TRIBUTES

FOUR HIGH QUALITY WAREHOUSE UNITS

B38: 38,360 SQ FT (3,554 SQ M)

B42: 41,915 SQ FT (3,894 SQ M)

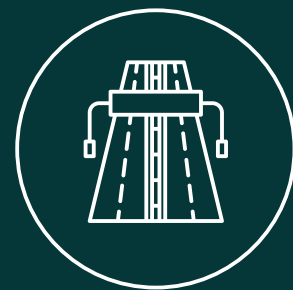
B59: 59,430 SQ FT (5,521 SQ M)

B81: 80,846 SQ FT (7,511 SQ M)

Available Now



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.

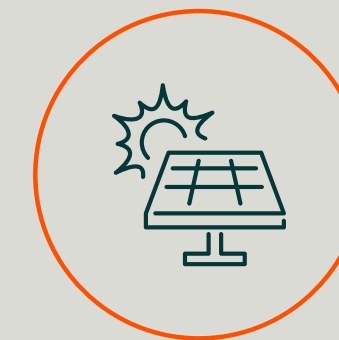
Three phases have been delivered totalling 310,913 sq ft (28,885 sq m). Occupiers include Hellman Worldwide Logistics, Supply Technologies, Keylite Roof Windows, London City Bond, LIT Logistics Solutions and Gousto.



Warehousing that Works.



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.



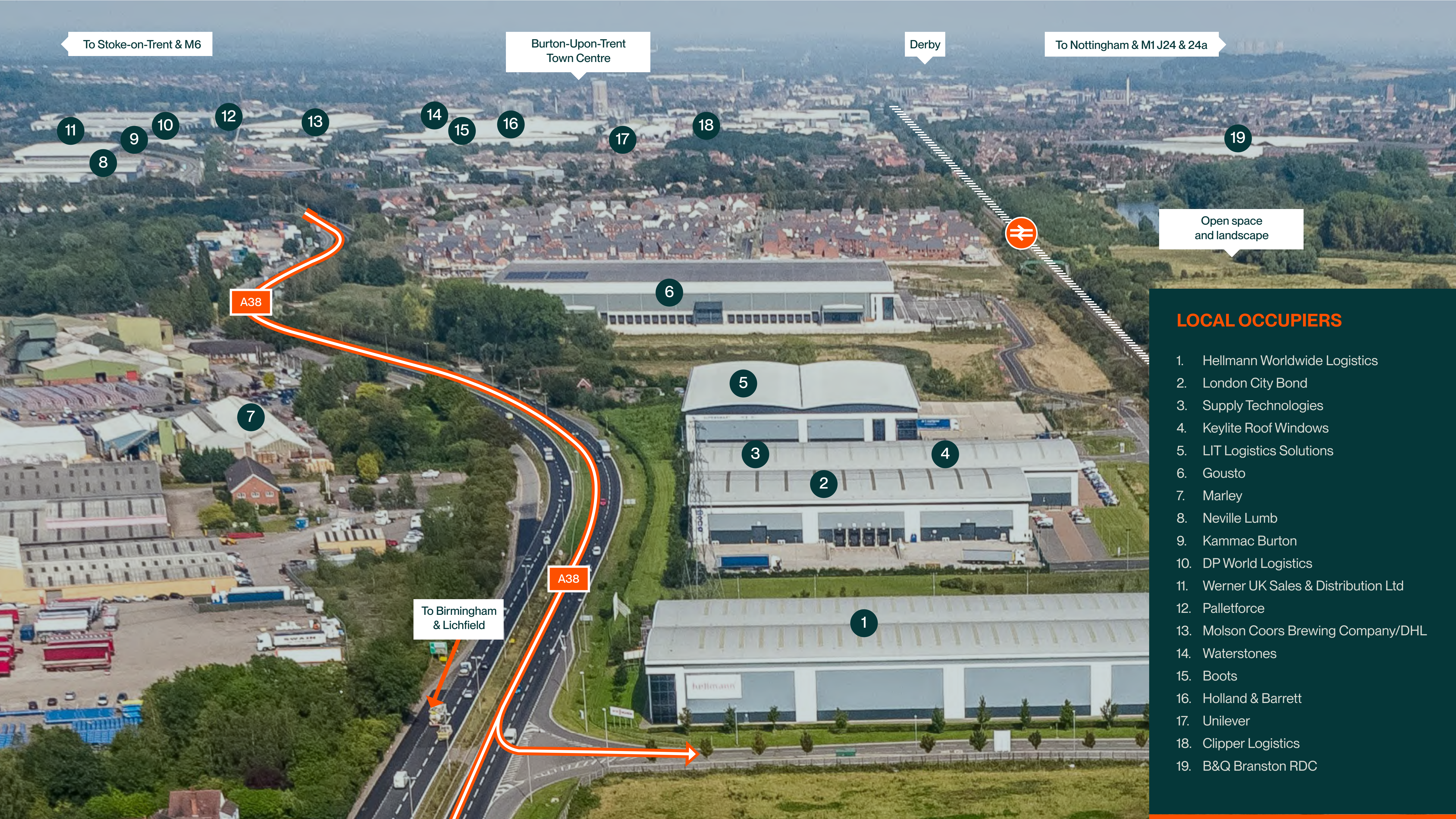
Carbon neutral on completion.



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



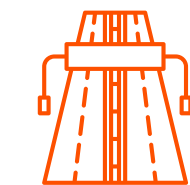
Warehousing that Works.

You're well-connected.



3.5 MILES

from Burton-upon-Trent town centre



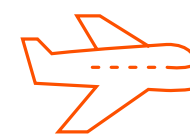
11 MILES

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

Within 30 min labour pool

Within 1 hour

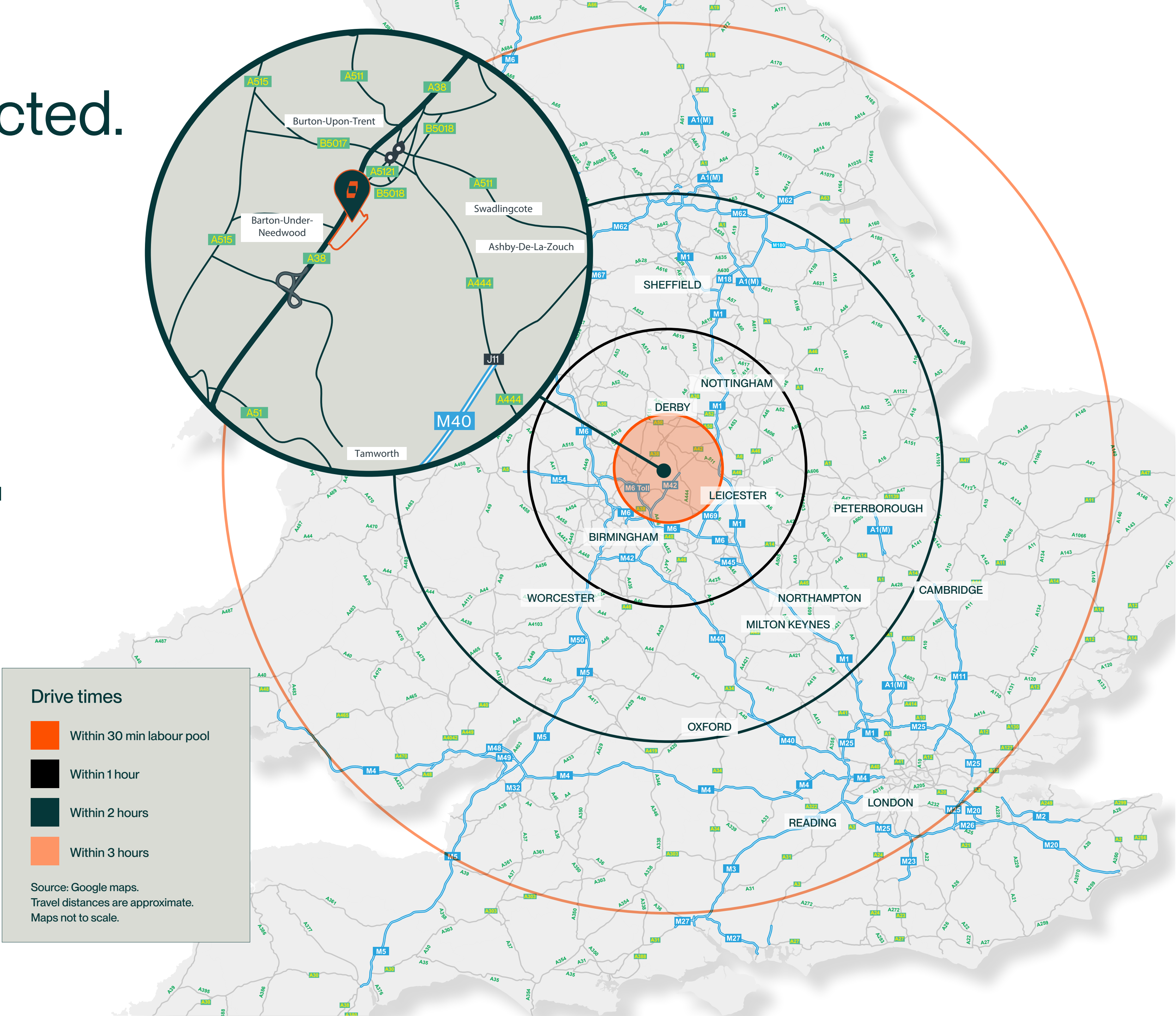
Within 2 hours

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	36,284 SQ FT (3,371 SQ M)	399,773 SQ FT (3,695 SQ M)	56,590 SQ FT (5,257 SQ M)	76,996 SQ FT (7,153 SQ M)
OFFICES	2,076 SQ FT (193 SQ M)	2,142 SQ FT (199 SQ M)	2,849 SQ FT (264 SQ M)	3,850 SQ FT (358 SQ M)
TOTAL	38,360 SQ FT (3,554 SQ M)	41,915 SQ FT (3,894 SQ M)	59,430 SQ FT (5,521 SQ M)	80,846 SQ FT (7,511 SQ M)
AMENITY	2,109 SQ FT (196 SQ M)	2,178 SQ FT (202 SQ M)	2,856 SQ FT (265 SQ M)	3,880 SQ FT (361 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

All floor areas are approximate gross internal areas.



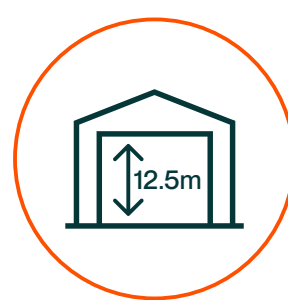
BREEAM
Excellent target



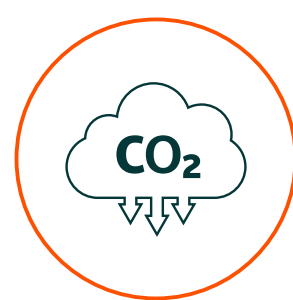
Up to 50 kN sq m
floor loading



EV car
charging



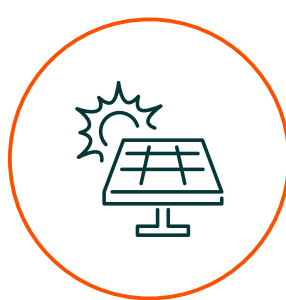
Up to 12.5M
clear internal
height



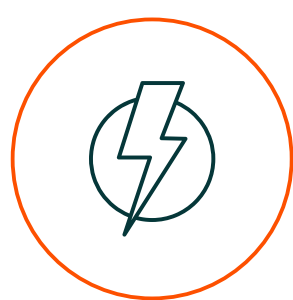
Operationally
net zero carbon
to offices



Indurent standard
specification



PV solar
panels



Up to 500 kVA of
power supply

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 request.

Siteplan is indicative.



Warehousing that Works.

Masterplan.

Available now.



Masterplan 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



GEORGE GOLDSMITH

Senior Asset Manager - Logistics

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Warehousing that Works.



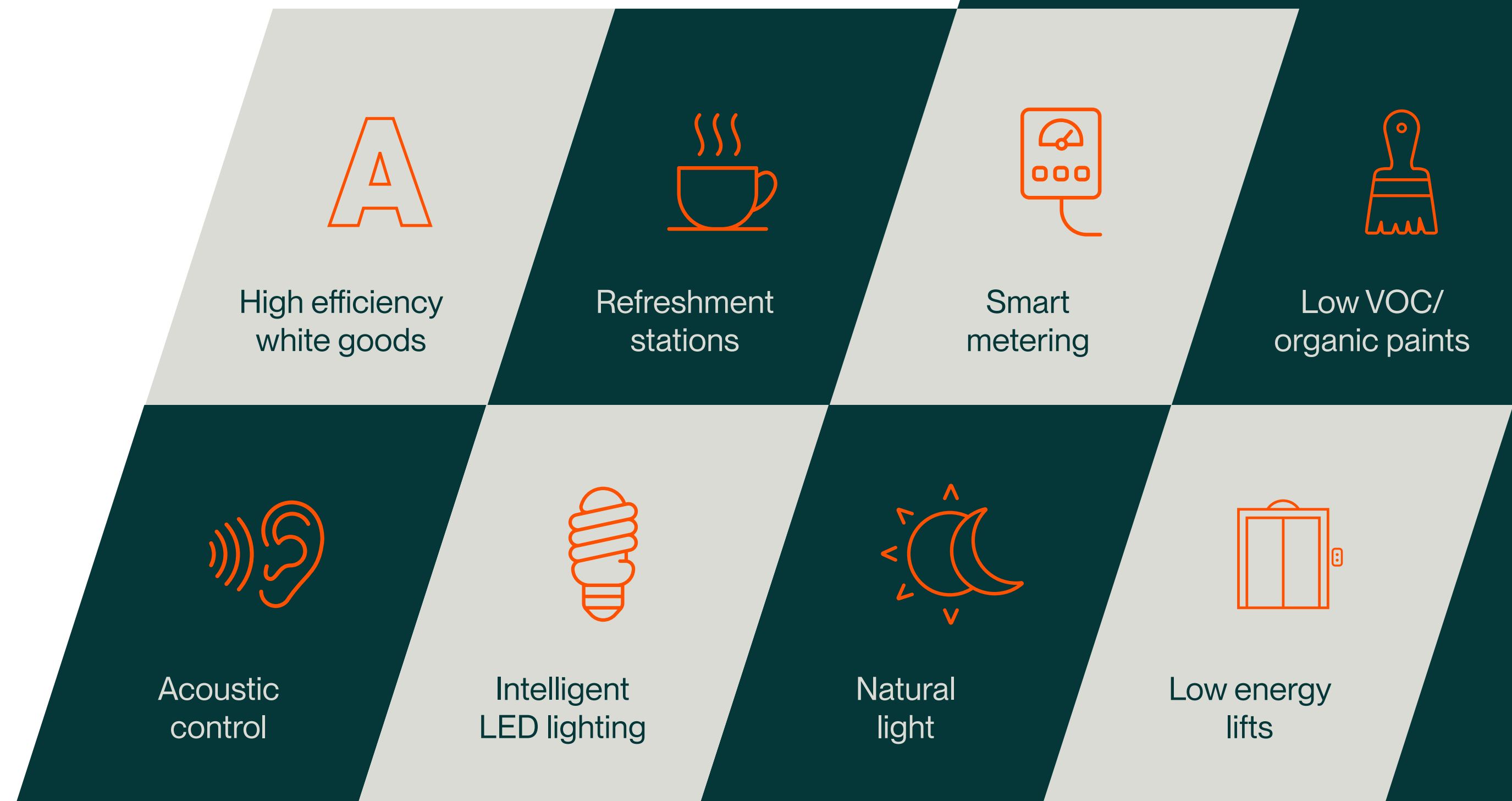
The Indurent standard.

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



Warehousing that Works.



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.



Warehousing that Works.



GEORGE GOLDSMITH
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Discover more 

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Warehousing that Works.