



BRANSTON LOCKS,
BURTON-UPON-TRENT

A NEW WAREHOUSE / INDUSTRIAL UNIT **AVAILABLE NOW**

100,596 SQ FT (9,345 SQ M) • TO LET



CABOT |



A BRAND NEW UNIT

100,596 SQ FT AT QUINTUS.

A PRIME LOGISTICS DEVELOPMENT
IMMEDIATELY FRONTING THE A38





UNIT 5

WAREHOUSE:	95,551 sq ft	8,877 sq m
OFFICE:	5,045 sq ft	469 sq m
TOTAL:	100,596 sq ft	9,345 sq m



10 Loading docks



4 Level access doors



86 car parking spaces



5 disabled spaces



9 EV charging spaces



21 HGV spaces



50kN/m² Floor loading



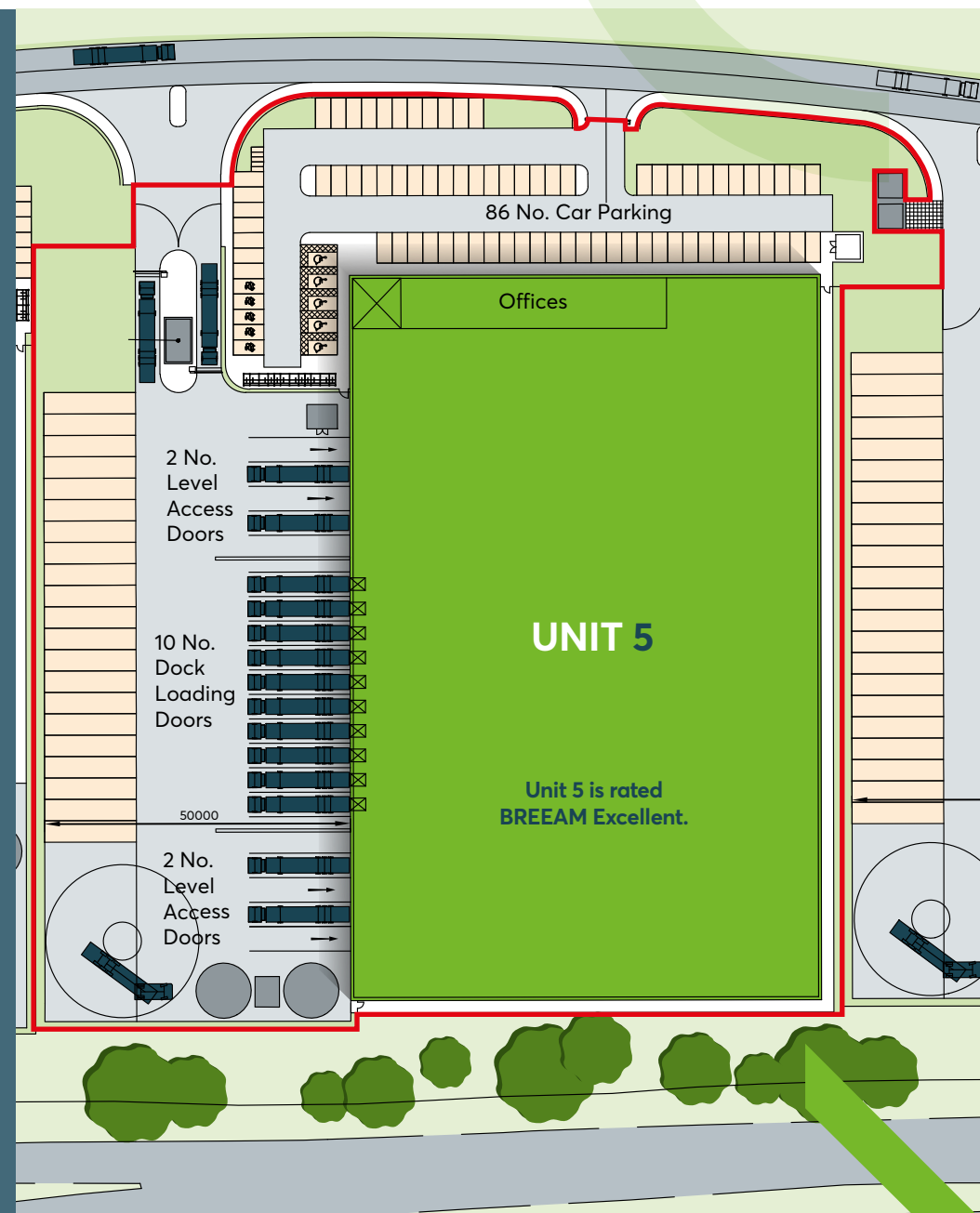
650kVA Electrical supply

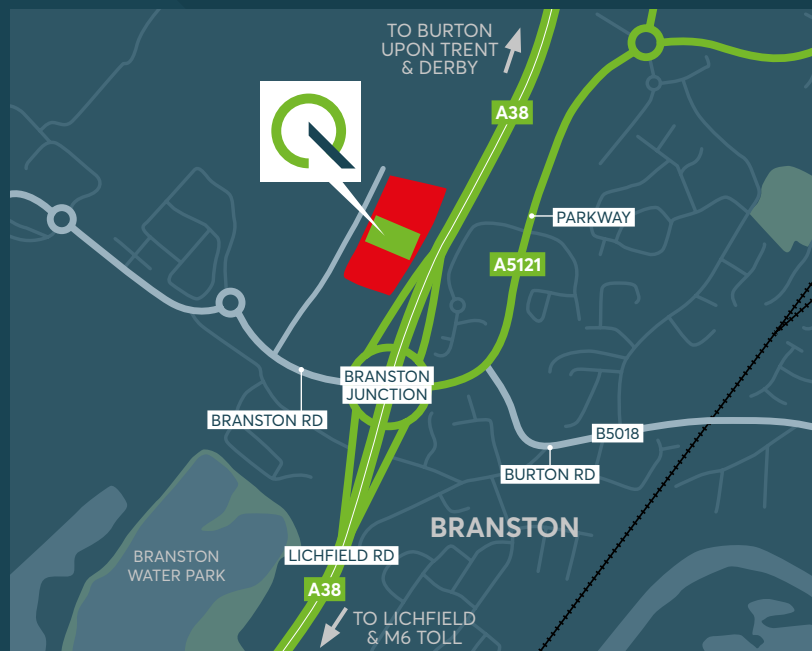


50m Service yard depth



12.5m Clear height





LOCATION

The site will provide high-quality employment uses directly accessible from Branston Locks Interchange on the A38.

The wider Branston Locks masterplan includes up to 2,500 new homes and a wide range of amenity offerings in the village centre including a convenience foodstore, a pub/restaurant and a range of other retail units.

TERMS

The buildings are available on a leasehold basis for a term to be agreed.



Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2022. carve-design.co.uk 15693/3.

CONTACT

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