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PARK BURTON

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///TABS.SKETCH.SUITING

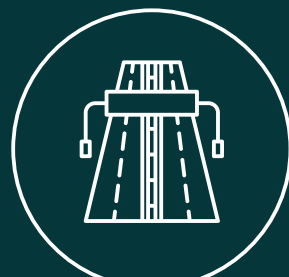
BRAND NEW INDUSTRIAL UNIT TO LET

B173: 173,356 SQ FT (16,105 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 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.

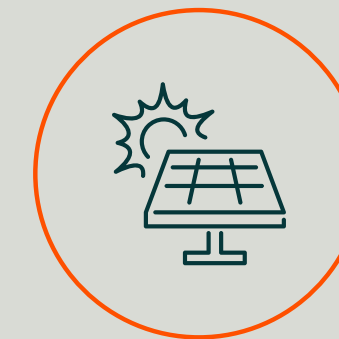
Three phases have been delivered totalling 310,913 sq ft (28,885 sq m). Occupiers include Hellman Worldwide Logistics, Supply Technologies, Keylite Roof Windows, London City Bond, LIT Logistics Solutions and Gousto.



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.



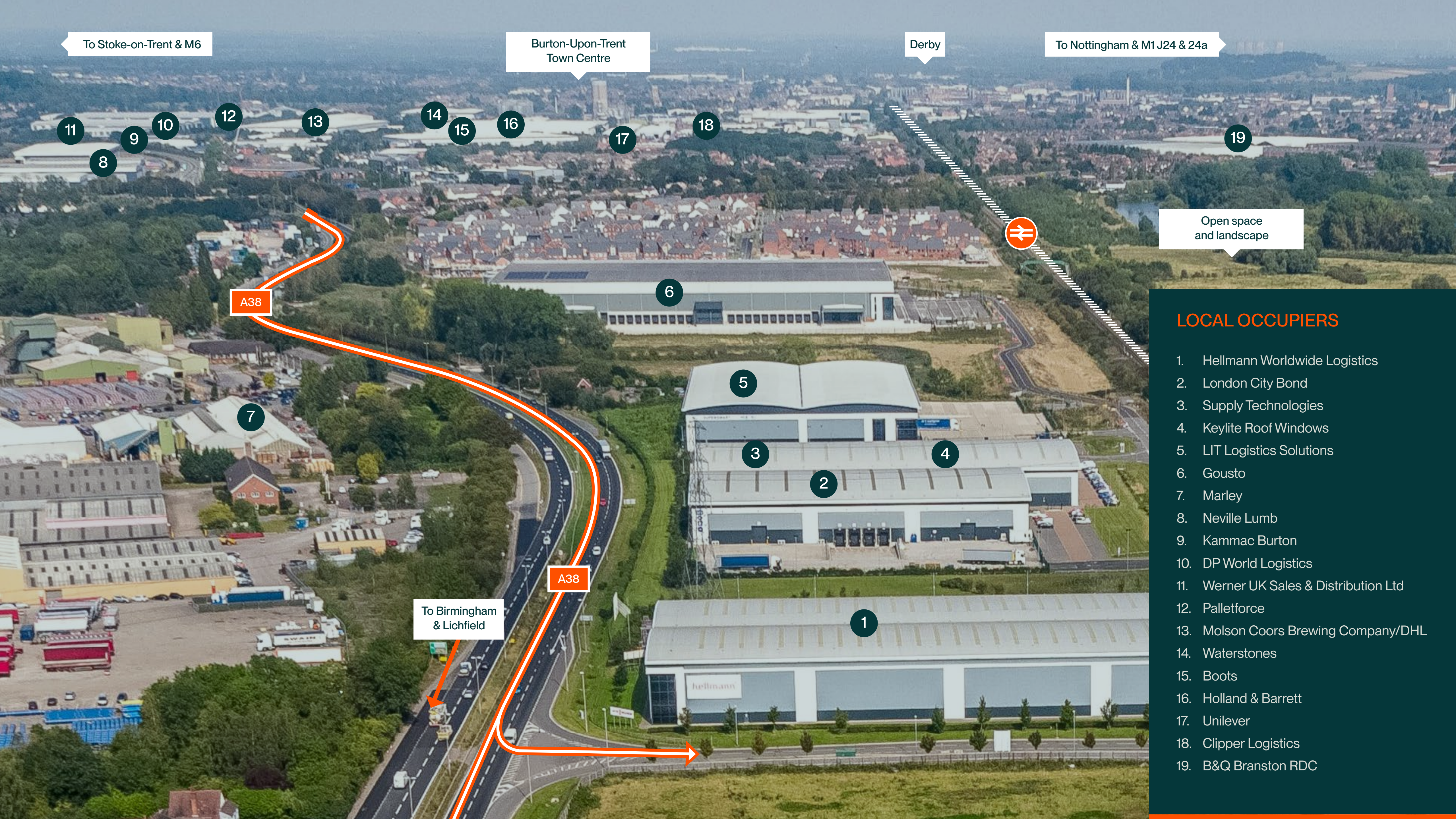
Carbon neutral on completion.



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

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



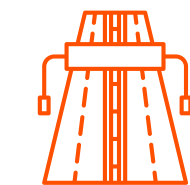
Warehousing that Works.

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

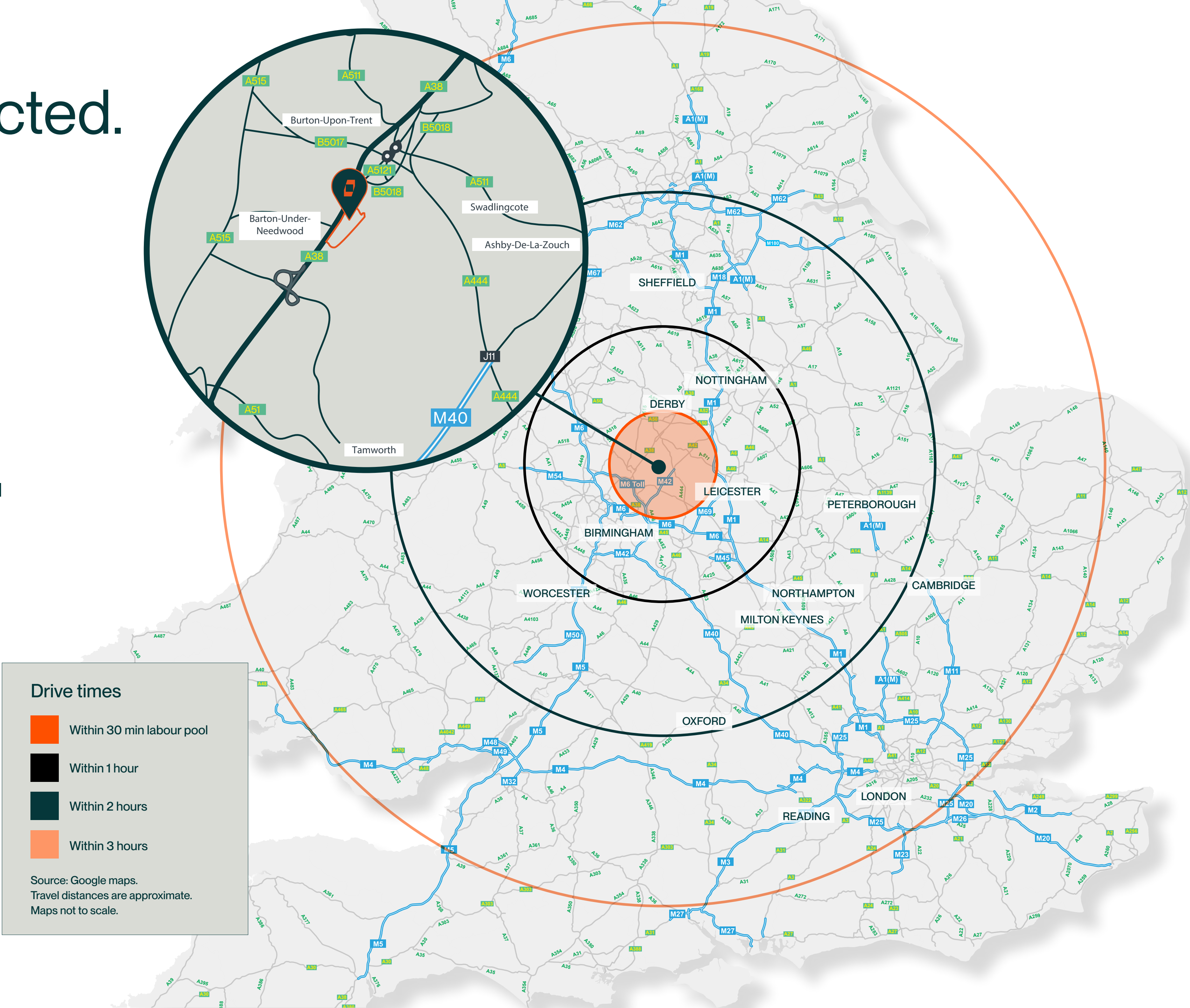
Within 2 hours

Within 3 hours

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



Warehousing that Works.



Schedule of accommodation.

UNIT 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

All floor areas are approximate gross internal areas.



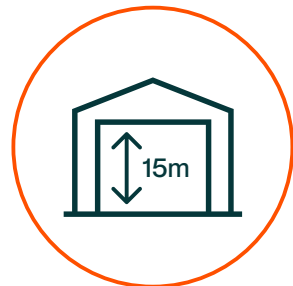
BREEAM Excellent targeted



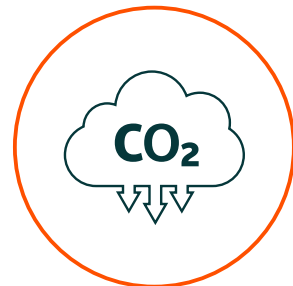
50 kN SQ M floor loading



EV car charging



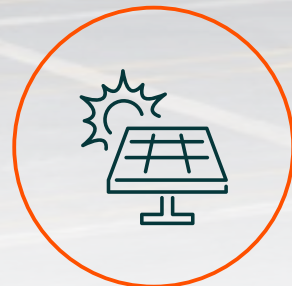
Up to 15m clear internal height



Operationally net zero carbon to offices



Indurent standard specification



PV solar panels



1 MVA of power supply



With an EPC A+ ratings customers can lower their energy bills, all whilst delivering net zero carbon offices

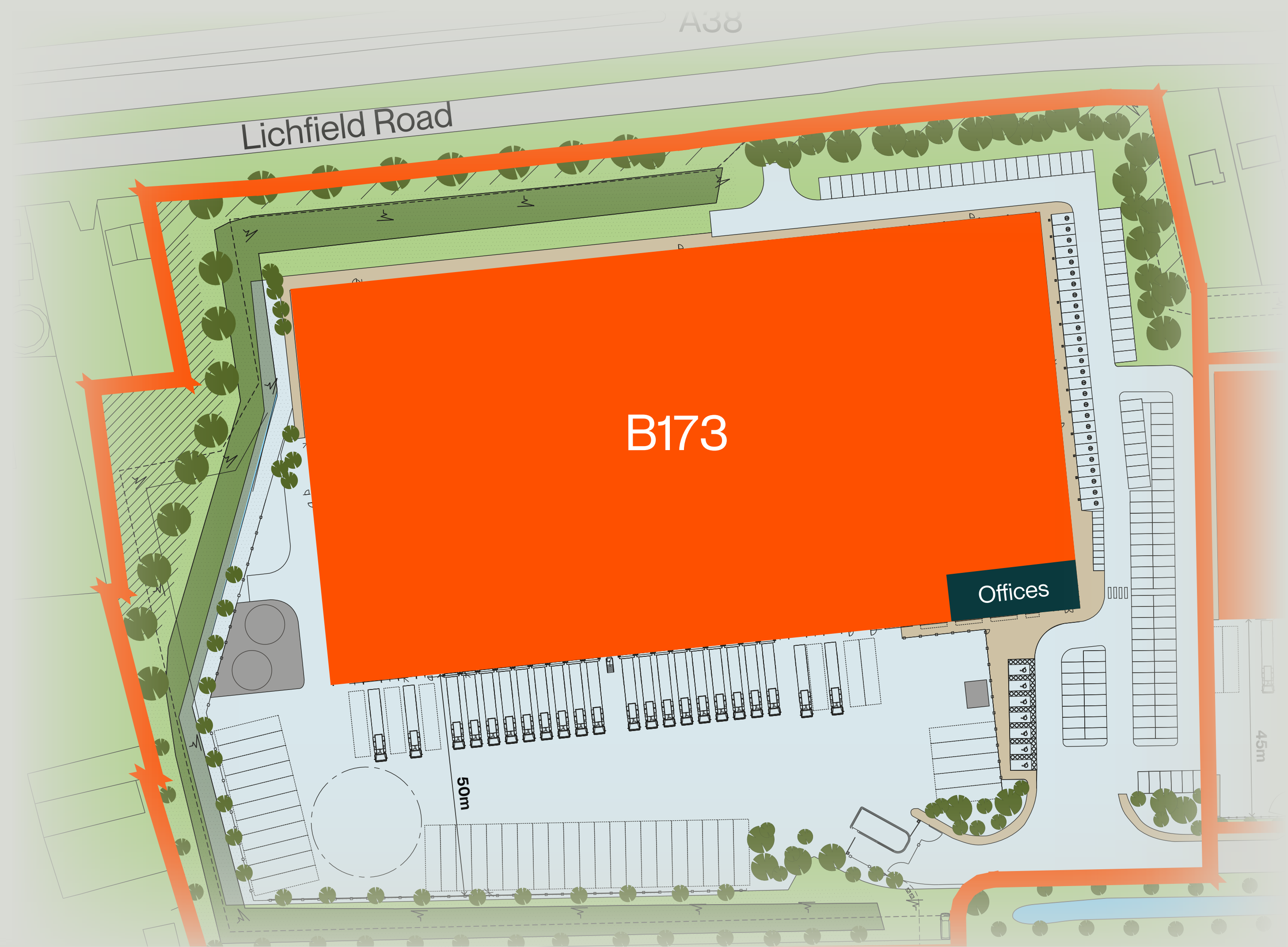


Warehousing that Works.

Take a closer look



Unit B173.



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



BEN SILCOCK

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Warehousing that Works.



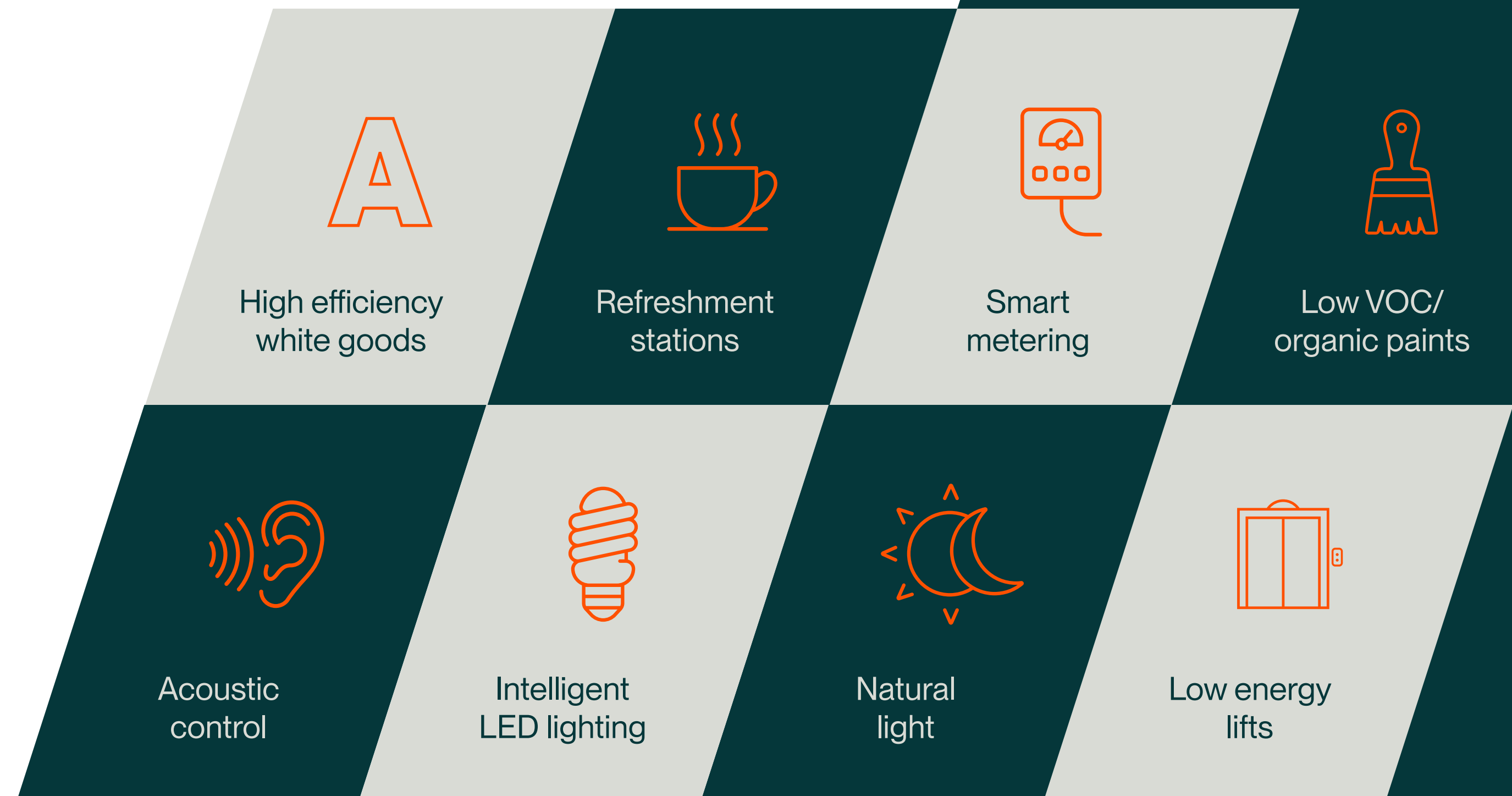
The Indurent standard.

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.



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Discover more

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. August 2025. TBDW 006282-02.



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