



Modern Logistics
Warehouse Opportunity

To Let

103,947 sq ft

The Space

The premises is arranged over the ground, first and second floors and provides the following approximate gross internal floor area:

Warehouse

98,068 sq ft
9,111 sq m

Offices

5,879 sq ft
546 sq m

B104

St Modwen Park Burton

Burton-on-Trent

DE13 8ED

Modern Logistics Warehouse Unit

Highlights

- Established logistics location
- Available immediately
- Full racking installed
- Warehouse lighting

View online at [colliers.com](https://www.colliers.com)

Description

The premises comprises of a detached clear span steel portal warehouse, which benefits the following specification:

- 12.5m eaves height
- 8 Dock level doors plus 2 euro dock doors
- 2 Level access doors
- Fully racked and lit
- Three storey offices
- 50kN/m² floor loading capacity
- 117 car parking spaces
- Warehouse lighting
- 50m yard depth.

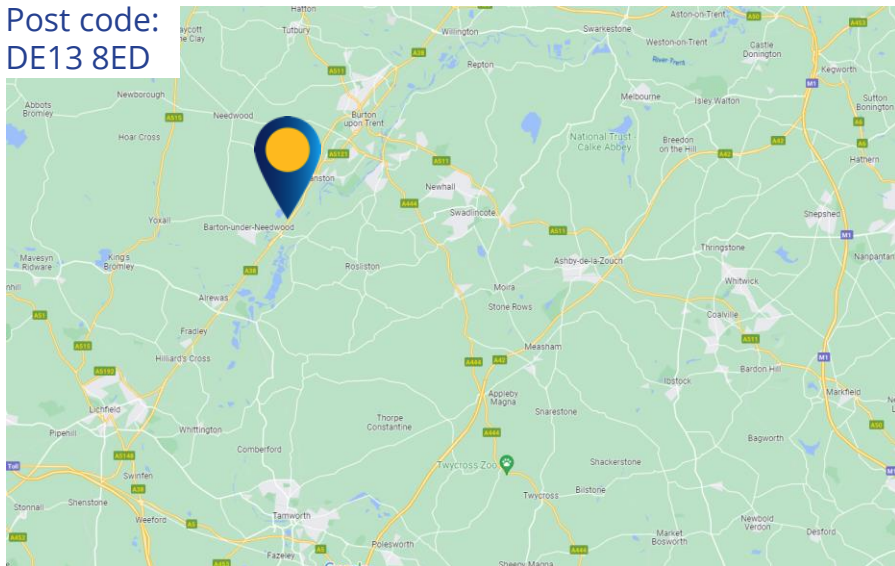
Terms

The unit is available by way of sub-lease for a time to be agreed until lease expiry in January 2036.

Energy Performance Certificate

A – 24

Post code:
DE13 8ED



Location

The property is situated within 3 miles of Burton-upon-Trent town centre and benefits direct access to the A38, connecting to the A50, A5 and the national motorway network including the M1, M6, M6 Toll and M42.

Nearby occupiers include Hellmann, Clipper Logistics Group, Argos and Pirelli.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

This property is elected for VAT.

Contacts

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