

BURTON GATEWAY

An aerial photograph of an industrial estate. In the center is a large, long warehouse with a white, corrugated metal roof and a grey base. To its left is a multi-lane highway with traffic. To its right are railway tracks. Further back, there are more industrial buildings and green fields. A blue semi-circular banner is at the bottom of the image.

**UNITS FROM
25,000 sq ft
UP TO 300,000 sq ft**

Design and Build
Industrial Warehouse Opportunities

Up to 1 million sq ft (92,903 sq m)

burtongateway.co.uk

THE DEVELOPMENT

Burton Gateway is a 50 acre industrial and distribution site with outline planning consent for up to 1 million sq ft (92,903 sq m) of commercial business space.

The first phase of Burton Gateway, an 87,716 sq ft (8,149 sq m) industrial unit is let to Hellmann Worldwide Logistics, who join a host of other global brands in the area, including JCB, Grupo Antolin, Pirelli and Toyota.

Burton Gateway can accommodate units from 25,000 – 300,000 sq ft on a build to suit basis.

Estate Infrastructure

The development benefits from new highways infrastructure, offering serviced plots ready for development and a designated bus route, further linking the site to Burton-upon-Trent town centre.



We have worked with St. Modwen to ensure the building meets our existing and future business needs and we are delighted with the result. We are looking forward to the opportunities created by the move and the continued development of the Burton Gateway business park.”

Andrew Sulston, Director of Contract Logistics , Hellman Worldwide Logistics



LOCATION

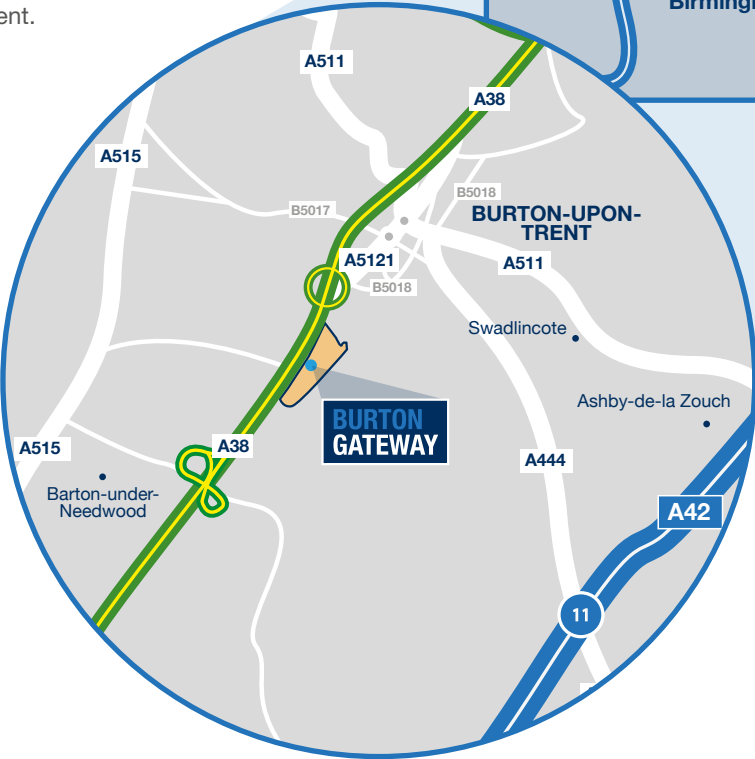
Burton Gateway is a new commercial business park strategically located in Burton-upon-Trent. One of the key employment sites in East Staffordshire, the development will create up to 1,500 new job opportunities in the area.

Centrally located, just 15 miles south of Derby and 9 miles north of Lichfield, 90% of the UK population are within 4 hours or less of Burton Gateway, with over 2.7 million people within a 45 minute drive of the site. This not only gives occupiers access to one of the UK's largest labour pools, including a strong manufacturing workforce but also provides potential salary savings of 14% against the national average.



Situated within 3 miles of Burton-upon-Trent town centre, Burton Gateway 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.



Major local occupiers include:

Hellmann Worldwide Logisitics, Coors, JCB, Grupo Antolin, Michelin, Pirelli, Unilever, Rolls Royce, Holland & Barrett, Boots, Bombardier, Argos and Toyota.

TRAVEL DISTANCES

Cities	
Lichfield	9 miles (15 km)
Swadlincote	9.2 miles (15 km)
Tamworth	12.6 miles (20 km)
Derby	17.5 miles (28 km)
Birmingham	25.8 miles (42 km)
Leicester	30.6 miles (49 km)
Stoke-on-Trent	39.1 miles (63 km)
Manchester	77.8 miles (125 km)
London	131 miles (211 km)

Rail Freight Terminals	
BIFT, Dordon	19.3 miles (31 km)
Hams Halls RFT, Coleshill	21.2 miles (34 km)
Freightliner Terminal, Birmingham	25.7 miles (41 km)
DIRFT, Daventry	52 miles (84 km)

Airports	
East Midlands	25.9 miles (42 km)
Birmingham	27.2 miles (44 km)
Manchester	70.3 miles (113 km)

Motorways	
M42 (J11)	11 miles (18 km)
M42 (J10)	18.1 miles (29 km)
M6 (J14)	23 miles (37 km)
M1 (J23a)	25.5 miles (41 km)

Source: Google Maps



SAT NAV: DE13 8ED

BURTON GATEWAY

BG 193

Unit Total	193,830 sq ft	18,007 sq m
Office	9,230 sq ft	857 sq m
Eaves Height (m)		15
Yard Depth (m)		50

BG 220

Unit Total	218,750 sq ft	20,322 sq m
Office	14,000 sq ft	1,300 sq m
Eaves Height (m)		15
Yard Depth (m)		50

Hellmann Worldwide Logistics

Unit Total	87,716 sq ft	8,119 sq m
Office	7,959 sq ft	739 sq m
Eaves Height (m)		12.5
Yard Depth (m)		50

BG 54

Unit Total	53,971 sq ft	5,014 sq m
Office	4,883 sq ft	453 sq m
Eaves Height (m)		10
Yard Depth (m)		50

BG 25*

Unit Total	25,079 sq ft	2,329 sq m
Office	2,634 sq ft	244 sq m
Eaves Height (m)		10
Yard Depth (m)		40

BG 40*

Unit Total	40,200 sq ft	3,734 sq m
Office	3,133 sq ft	291 sq m
Eaves Height (m)		10
Yard Depth (m)		40

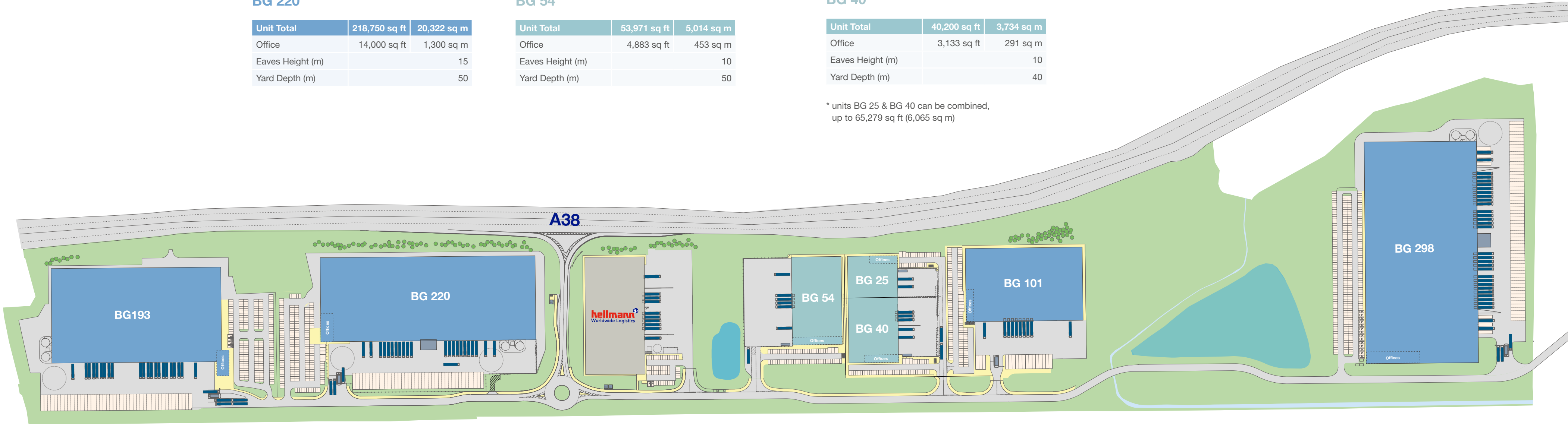
* units BG 25 & BG 40 can be combined, up to 65,279 sq ft (6,065 sq m)

BG 101

Unit Total	104,307 sq ft	9,690 sq m
Office	6,313 sq ft	586 sq m
Eaves Height (m)		12.5
Yard Depth (m)		40 & 50

BG 298

Unit Total	298,539 sq ft	27,735 sq m
Office	18,460 sq ft	1,714
Eaves Height (m)		15
Yard Depth (m)		50



Illustrative Masterplan



MAJOR LOCAL OCCUPIERS

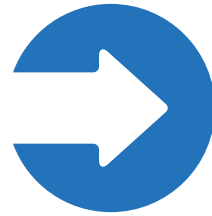


OUTLINE
PLANNING
PERMISSION FOR UP TO
1 MILLION
SQ FT (92,903 sq m)




50 ACRE
INDUSTRIAL
park

PROMINENT
SITE
providing
**DIRECT
ACCESS**
ON TO THE A38




Up to
1,500
JOBS CREATED




BUS ROUTE
TO BURTON-UPON-
TRENT TOWN CENTRE

**UK
GOVERNMENT**
Assisted Area

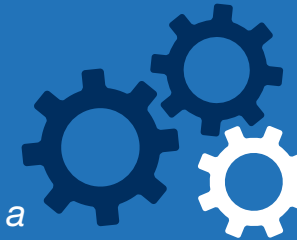

INDIVIDUAL UNITS
up to
300,000 SQ FT
(27,870 sq m)

UP TO
8 MVA
OF POWER SUPPLY
ON THE ESTATE



**STAFFORDSHIRE AND
STOKE ON TRENT**
offer one of the UK's
LARGEST
labour pools

STRONG
*manufacturing
workforce with a*



VERY HIGH
concentration of
engineering skills

*Potential salary
savings of*

14%

against the national average



Population of more than

1 MILLION

with over

2.7 MILLION

people within a

45 MINUTE DRIVE

Home to
**GLOBAL
BRANDS
INCLUDING**



JCB, Grupo Antolin, Michelin,
Johnson Controls, Pirelli, Rolls
Royce, Toyota and Bombardier

90%

*of the UK
population within*

4 HOURS OR LESS



Working Population (Average
Annual Wages - Office for
National Statistics):

Great Britain	£28,866
London (outer)	£31,298
West Midlands	£27,949

Staffordshire **£26,022**

Source: makeitstokestaffs.co.uk

THE DEVELOPER

St. Modwen operates across the full spectrum of the property industry from a network of regional offices, a residential business and through joint ventures with public sector and industry leading partners.

St. Modwen's customers include a range of high quality global occupiers including Hellmann Worldwide Logistics, Grupo Antolin, Screwfix Direct, DPD and Amazon.



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