CENTRUM 93

A38 | Burton upon Trent | DE14 2SY

Goodman







92,632 sq ft industrial / distribution unit

TO LET / FOR SALE

SPACE FOR EXPANDING HORIZONS



Located at Burton upon Trent's established Centrum Logistics Park, Centrum 93 provides 92,632 sq ft of Grade A warehouse space.

Fronting the A38, the development offers customers excellent brand visibility and good connectivity, with easy access to the A50 and national motorway network.

Key benefits:

Large consumer reach
Access a population of 22.6 million people within a two-hour HGV drivetime*

Leading specification
Realise energy and cost savings

Strategic location
Benefit from direct access to the A38

*Source: Esri & Michael Bauer Research, 2024



MARKET-LEADING SPECIFICATION

Delivered to a Grade A specification, Centrum 93 is designed to offer customers flexibility and maximise operational efficiency, and includes the following features:

- 1MVA of power
- 10m clear internal height
- 45m yard depth
- 2 level access doors
- 8 loading dock doors
- 82 car parking spaces (including accessible and car sharing spaces)
- 16 cycle spaces
- Solar PV system of 100kWp
- Grade A office space
- BREEAM 'Very good' and A EPC (9)

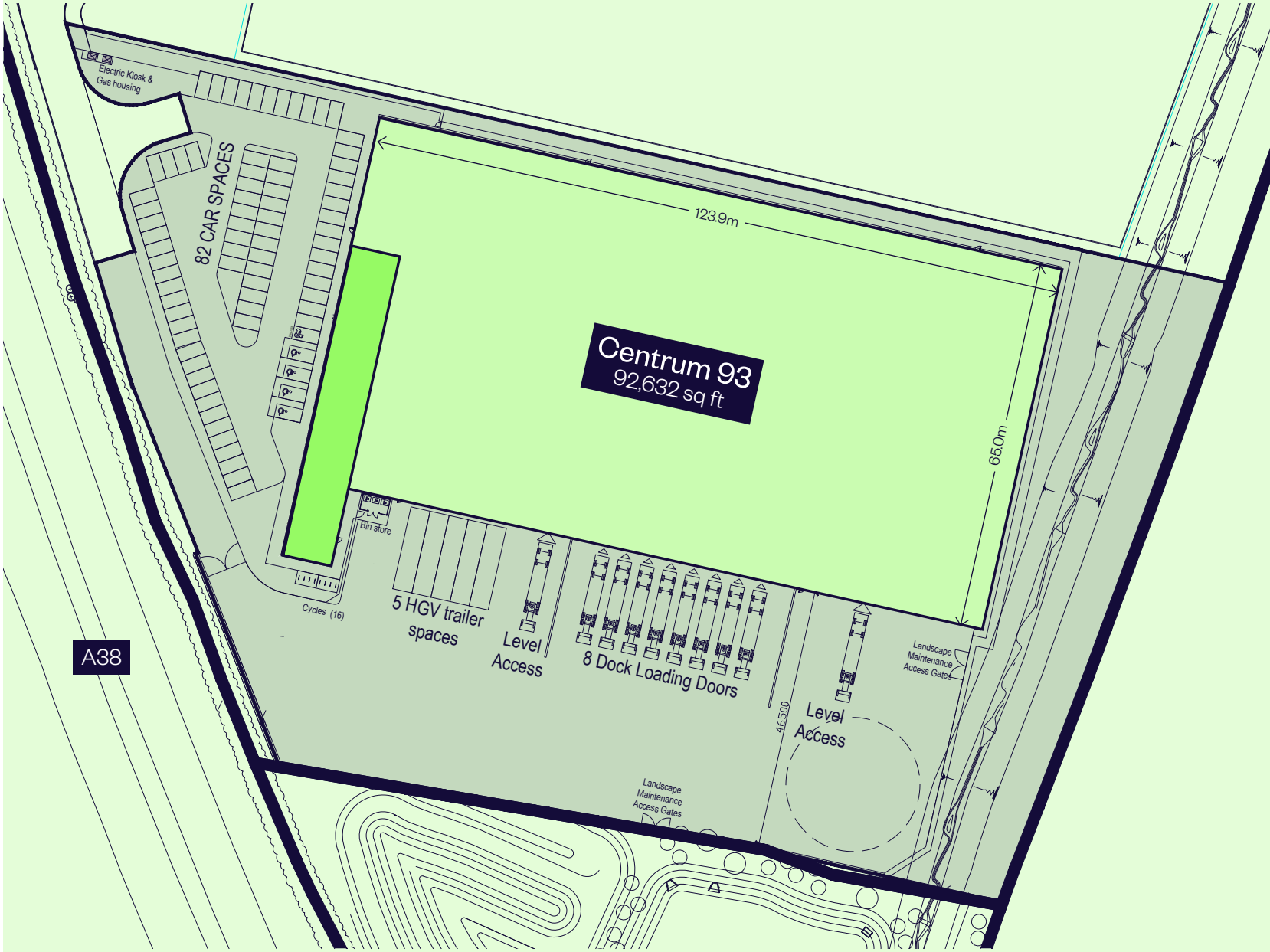




SITE PLAN

Area schedule

	sq ft	sq m
Warehouse	87,379	8,118
First floor offices	4,660	433
Ground floor reception	593	55
TOTAL	92,632	8,606



Warehouse space

Office space

SUSTAINABLE BY DESIGN

Centrum 93 has been designed to improve efficiency and reduce carbon emissions, leading to energy and cost savings. Achieving an A EPC rating (9), the property includes the following features:



- Carbon neutral cladding envelope
- Solar PV system of 100kWp
- Air tightness far in excess of current building regulations
- 12% roof lights providing optimum natural light
- Carbon neutral carpet tiles
- Ceiling tiles with a high percentage of recycled content
- Solar thermal hot water
- LED lighting to offices and external areas
- Low NOx condensing boiler
- Electric car charging points (7kW)
- Rainwater harvesting and water saving devices
- BREEAM 'Very good'





LOCATION

Centrum Logistics Park is an established industrial hub situated in the commercial centre of East Staffordshire.

Adjacent to the A38, it provides easy access to the A50, which links the M1 and M6. To the south, the A38 also provides access to the M6, M6 Toll and M42.

ROAD

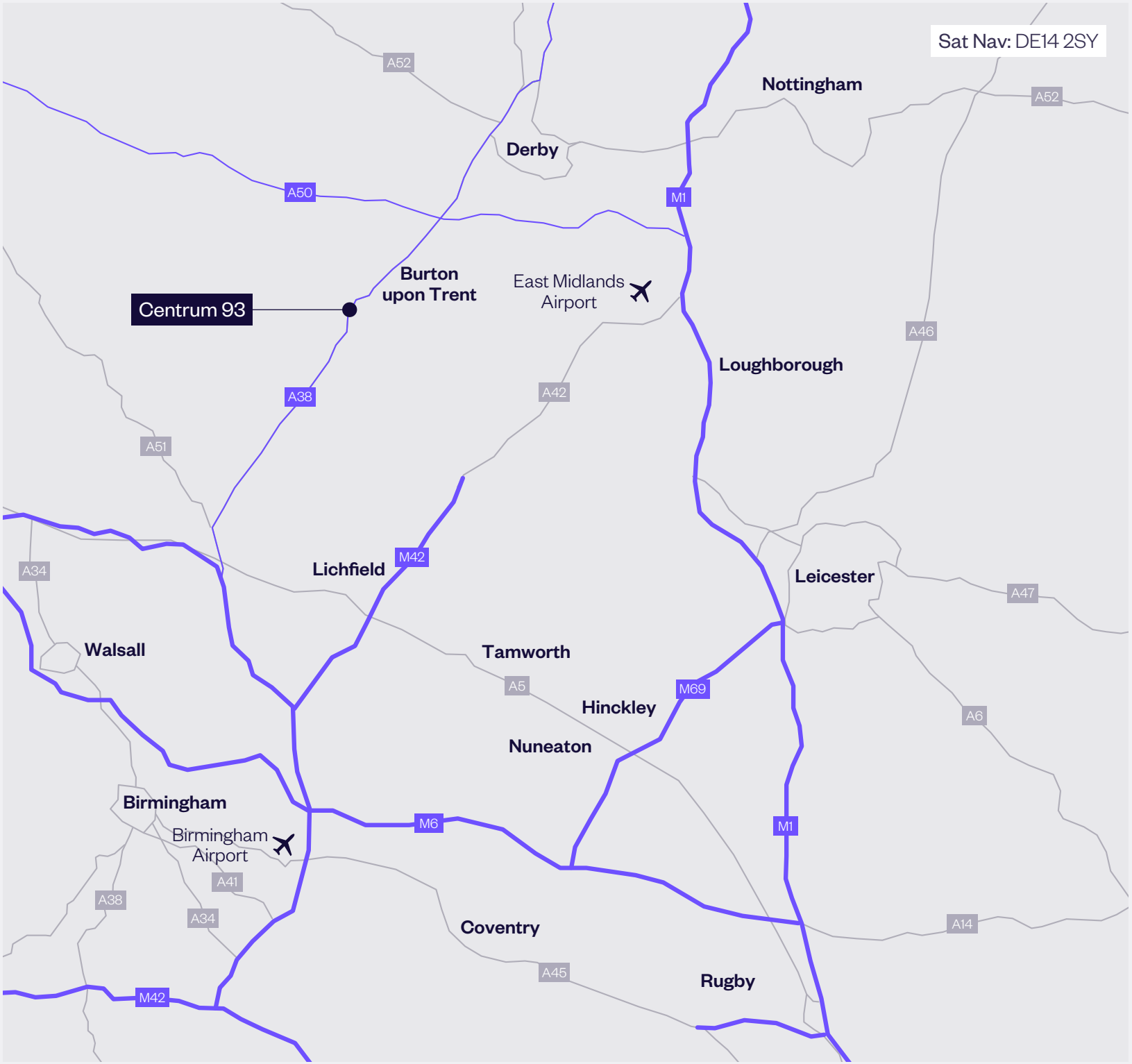
A38	1 mile
A50	9 miles
M6 Toll (J4)	15 miles
M1 (J24)	22 miles
M6 (J15)	33 miles
Leicester	28 miles
Birmingham	29 miles
Stoke-on-Trent	31 miles

RAIL

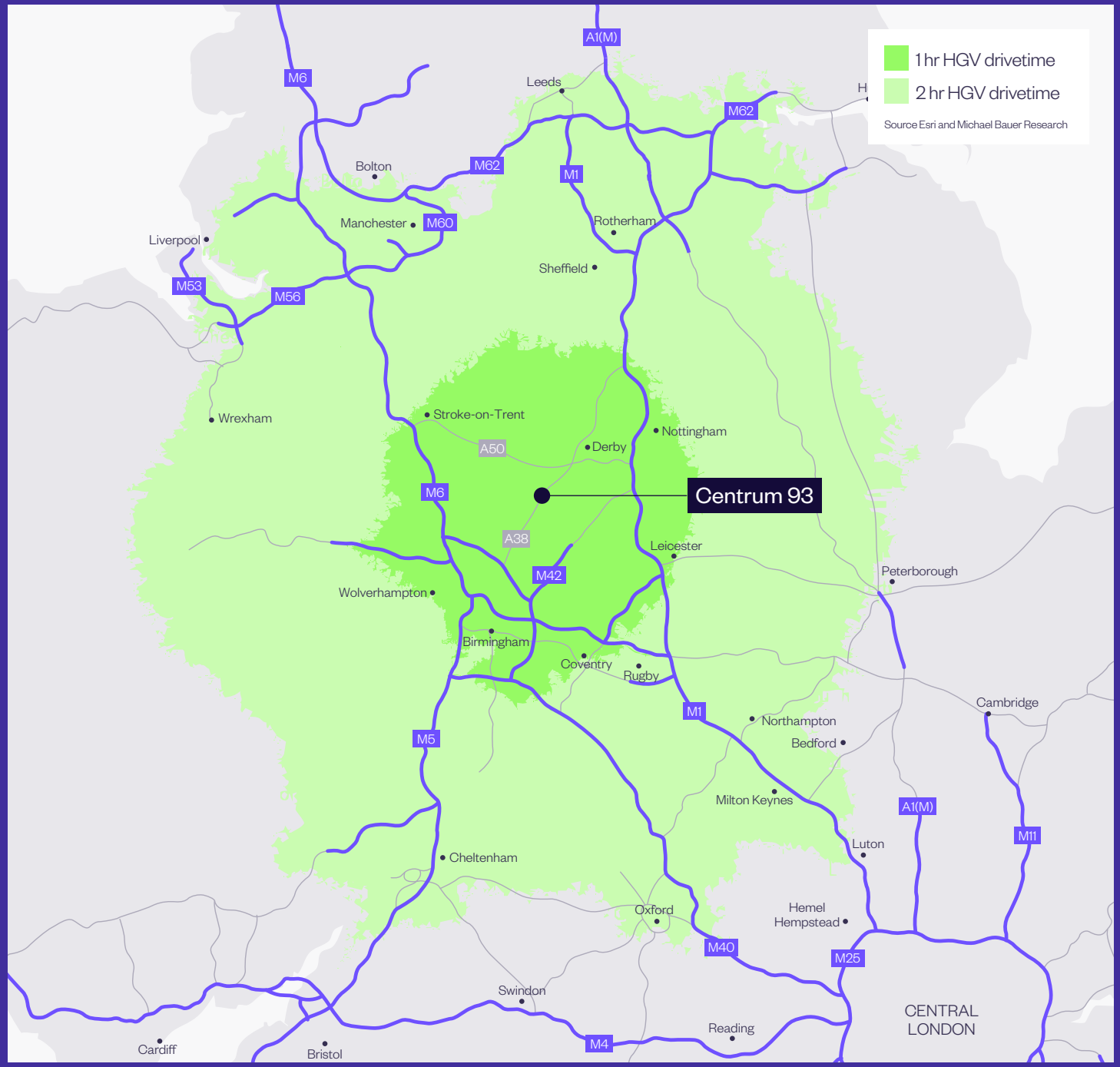
BIFT	19 miles
Hams Hall Rail Freight Terminal	24 miles
DIRFT	55 miles

AIRPORTS

East Midlands Airport	22 miles
Birmingham Airport	32 miles
Manchester Airport	70 miles



DEMOGRAPHICS



Perfectly positioned for both the West and East Midlands, the area is a hub for advanced manufacturing and logistics, and a major contributor to employment growth nationally.

- Logistics accounts for c.75,000 jobs and more than 1,800 businesses in the region
- At the centre of three major growth areas
- Competitive wage costs , with potential salary savings of 11.3% compared to the national average

Source: We are Staffordshire, 2024

6.8M total population within a one-hour HGV drivetime

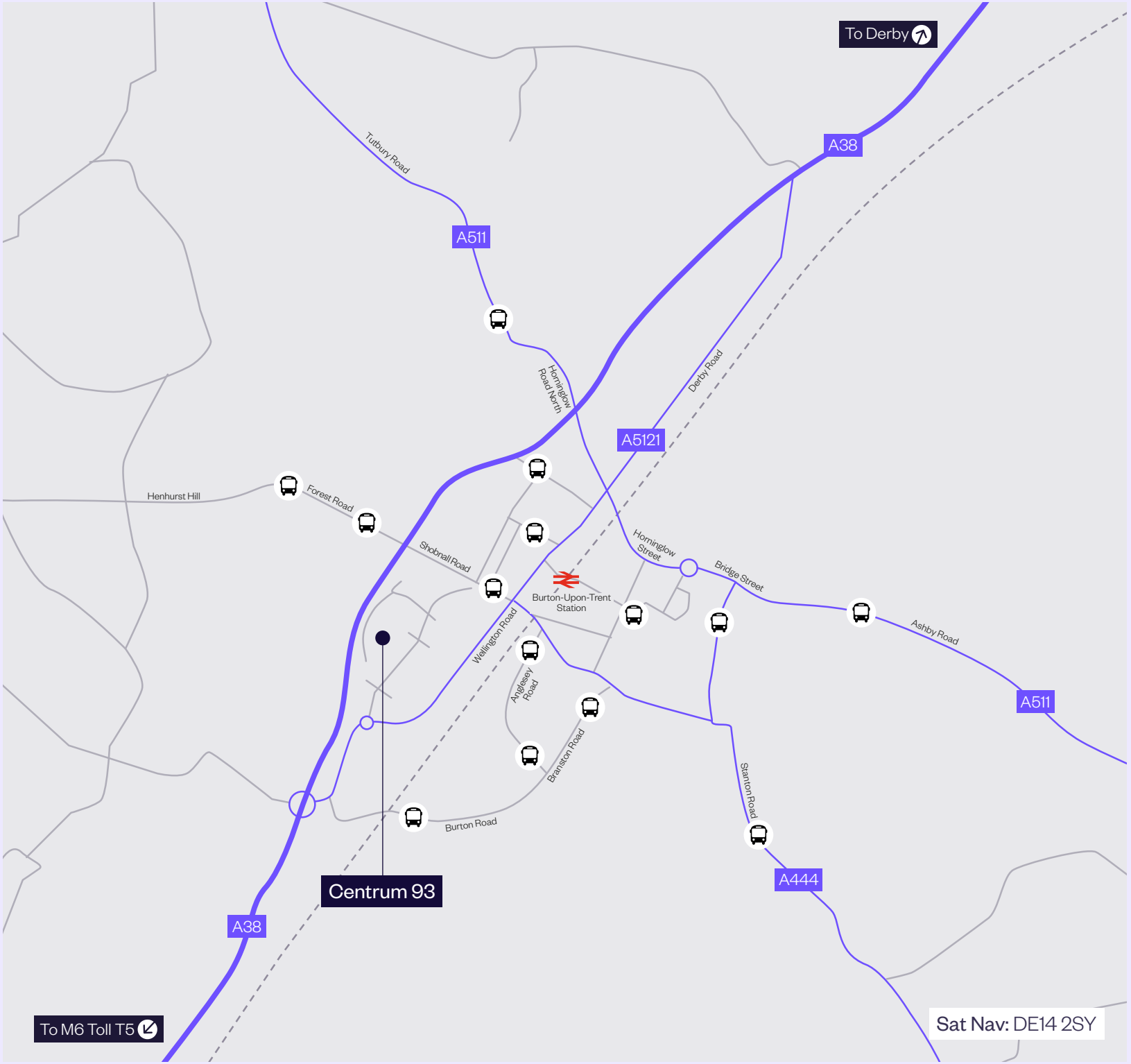
22.6M total population within a two-hour HGV drivetime

Source: Esri & Michael Bauer Research, 2024

YOU'RE IN GOOD COMPANY

Part of the Centrum One Hundred development, Centrum Logistics Park is a well-established location for distribution and logistics. Current occupiers include Palletforce, Boots, Holland and Barrett, GXO, DHL and Unipart, making it a key employment site locally.





ACCESSIBILITY

Bus

Centrum Logistics Park benefits from excellent local connectivity, with bus services linking to Burton upon Trent town centre and Lichfield.

Rail

Burton upon Trent is the closest station, a short bus ride away, with frequent trains to Nottingham and Birmingham. Nearby Lichfield provides direct access to London.

Cycle

The area also has an excellent cycle network, combined with cycleways connecting the property to the town centre.

CONTACT US

ENQUIRE NOW

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