



100

# Centrum

To Let

Modern Warehouse Premises  
comprising of

Up to **92,672 sq ft**  
(8,609.40 sq m)

on 5.05 acres



Fourth Avenue, Burton Upon Trent, Staffordshire, DE14 2WL

100

# modern warehouse premises



## Description

The property comprises a modern detached warehouse of steel portal framed construction with integral two storey office accommodation.

The property benefits from the following:

- Clear working height of 10m
- 7 dock level access doors
- 5 ground level access doors
- Power floated concrete floor slab
- Warehouse lighting
- 15% Rooflights
- Large, secure concrete yard with depth of 43m to 69m
- Power Supply of 200KVA
- Pallet Capacity - Narrow Aisle 17,668 / Wide Aisle 14,119

The warehouse provides a high quality storage and distribution facility. Racking layout drawings are available upon request. The integral accommodation arranged over two storeys includes a reception, WCs, canteen, meeting rooms and open plan office accommodation. Externally parking is provided to the front of the offices for 68 vehicles within a dedicated area.



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we confirm the following Gross Internal Area:

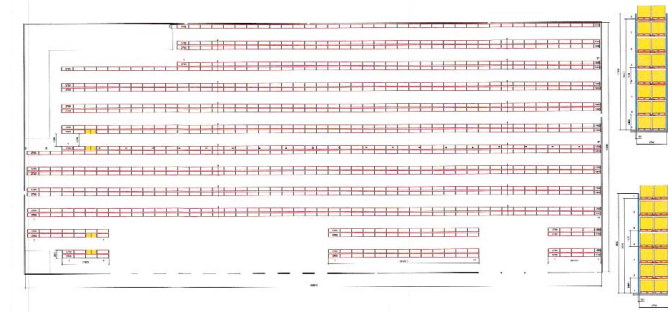
Accommodation	Sq M	Sq Ft
Warehouse	8,504.64	86,843
Ground Floor Office/Canteen	323.16	3,478
First Floor Office	218.40	2,351
<b>Total</b>	<b>8,609.40</b>	<b>92,672</b>

The site area is 5.05 acres (2.04 Hectares) providing a site coverage of 40%.

## Pallet Capacity



Narrow Aisle 17,668



Wide Aisle 14,119

The property has an Energy Performance Certificate rating of C (58)



## Business Rates

The property is assessed as "Warehouse & Premises" with a 2010 Rateable Value of £427,500.

## Services

The property is connected to mains water, gas, electricity, foul and storm drainage.

## Terms

The premises are available To Let either as a whole or in part up to circa 55,000 sq.ft with the current occupier remaining in tenure. Flexible terms will be considered with the basis of any lease dictated by the accommodation requirement.

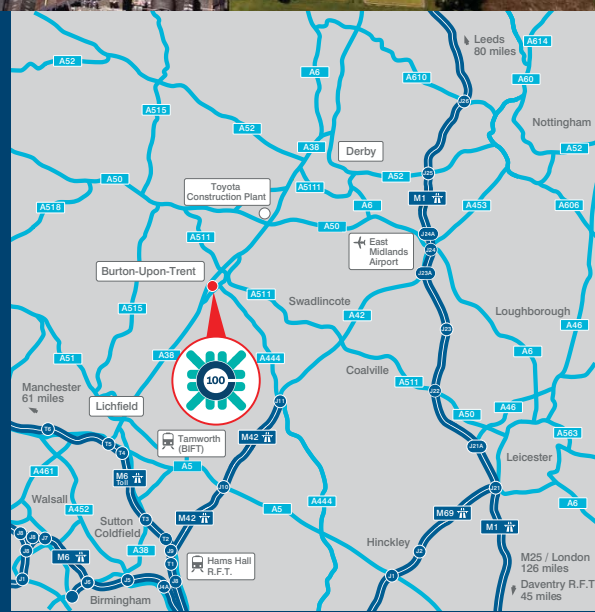
Rent upon application.





**Fourth Avenue, Burton Upon Trent, Staffordshire, DE14 2WL**

Location	Distance	Travel Time
Birmingham	28 miles	45 mins
Derby	15 miles	25 mins
Nottingham	30 miles	52 mins
M1 (J24)	22 miles	29 mins
M6 (North)	31 miles	44 mins
East Midlands Airport	24 miles	30 mins
Birmingham Airport	29 miles	40 mins
M25	115 miles	2 hrs



### Location

- Centrum 100 is a successfully established business and distribution estate located on the immediate South West side of Burton Upon Trent, Staffordshire.
- Key occupiers in the area include Boots, DHL, Clipper Logistics, Palletforce and Argos amongst others.

### Contact

For further information please contact:

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