

# BURTON GATEWAY

PHASE TWO  
BG 25 | BG 40  
BG 54

A38  
BURTON-ON-TRENT  
DE13 8ED

AVAILABLE NOW



[burtongateway.co.uk](http://burtongateway.co.uk)

NEW SPECULATIVE WAREHOUSE UNITS TO LET  
25,446 sq ft (2,364 sq m) - 66,176 sq ft (6,148 sq m)







## MAJOR LOCAL OCCUPIERS INCLUDE:

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

# PHASE TWO

## BG 25\*

<b>Unit Total</b>	<b>25,446 sq ft</b>	<b>2,364 sq m</b>
Office	2,659 sq ft	247 sq m
Yard Depth (m)		40
Car Spaces		29

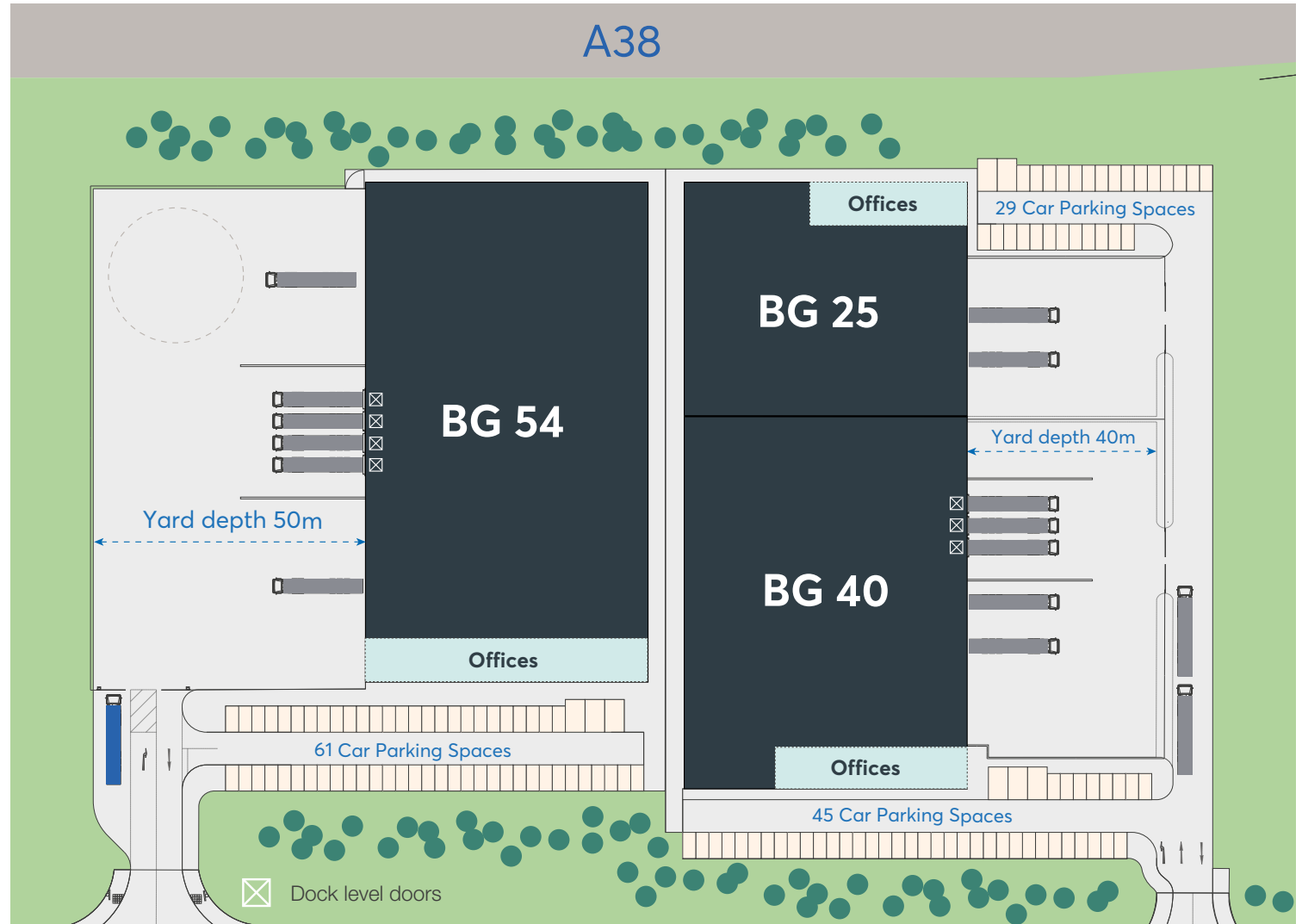
## BG 40\*

<b>Unit Total</b>	<b>40,730 sq ft</b>	<b>3,784 sq m</b>
Office	3,176 sq ft	295 sq m
Yard Depth (m)		40
Car Spaces		45

## BG 54

<b>Unit Total</b>	<b>54,723 sq ft</b>	<b>5,084 sq m</b>
Office	4,981 sq ft	463 sq m
Yard Depth (m)		50
Car Spaces		61

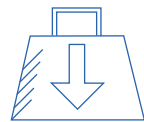
\*units BG 25 & BG 40 can be combined, up to 66,176 sq ft (6,148 sq m).



**10m**  
eaves height



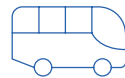
**24/7**  
hours use



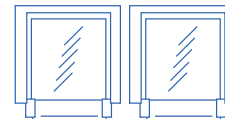
**50KN/m<sup>2</sup>**  
floor loading



**B2/B8**  
planning



**Bus route**  
to Burton-upon-Trent  
town centre



Dock level  
**Loading**



Up to  
**8 MVA**  
of power supply  
on the estate



Prominent site  
providing  
**direct**  
access on to the A38



**UK**  
Government  
assisted area





# TRAVEL DISTANCES

SAT NAV: DE13 8ED

(Source: Google Maps)

## 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 Hall RFT, Coleshill	21.2 miles (34 km)
Freightliner Terminal, Birmingham	25.7 miles (47 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)

# BURTON GATEWAY

BURTON-UPON-TRENT DE13 8ED



## FOR FURTHER INFORMATION

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