

Burton Gateway — Burton upon Trent

A 64 acre (26 hectare) site to the east of the A38 and Burton upon Trent. The northern section of the site will be developed with housing and the southern section for commercial use. Access to and from the A38 is from the south bound carriageway. The site has outline planning consent for up to one million square foot of commercial business space. Units will be available either freehold or leasehold ranging from 21,500 sq. ft. to 420,000 sq. ft. with B2 and B8 usage.



→ Overall developable land	26 hectares(64 acres)
→ Planning use	B2 and B8
→ Developer	St Modwen Developments
→ Planning Authority	East Staffordshire Borough Council
→ Major local companies	Coors Tradeteam, Holland & Barratt, Pirelli, Intier Automotive, Bombardier, Waterstones, Clipper Logistics, Argos
→ Workforce	141,926 within thirty minute drive-time
→ Sat Nav	DE14 3EY

Distances to:

Cities	Birmingham	25 miles	(40 km)
	London	131 miles	(211 km)
	Manchester	97 miles	(156 km)
	Sheffield	72 miles	(115 km)
	Stoke-on-Trent	34 miles	(55 km)
Ports	Folkestone	210 miles	(338 km)
	Harwich	198 miles	(318 km)
	Hull	118 miles	(189 km)
	Southampton	188 miles	(303 km)
Airports	Birmingham	27 miles	(44 km)
	East Midlands	24 miles	(38 km)
	Manchester	82 miles	(131 km)
Motorways	M1 (Junction 23a)	23 miles	(37 km)
	M42 (Junction 11)	7 miles	(11 km)
	M6 (Junction 14)	30 miles	(48 km)



For further information on Burton Gateway call Make It Stoke-on-Trent & Staffordshire now on +44 (0)300 111 8005 or visit our website: www.makeitstokestaffs.co.uk

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