

Two new high quality warehouse/manufacturing facilities with large self contained secure yards

# CENTRE 38

at Barton Business Park near Burton-upon-Trent Staffordshire

**C1 35,278 ft<sup>2</sup> and C2 30,701 ft<sup>2</sup>**

**TO LET/FOR SALE**

Current Occupiers

Argos | Bombardier | Intier | Pirelli

 **ST.MODWEN**

# High quality distribution warehouse or manufacturing facilities situated in a highly prominent location fronting the A38



**C1/C2 Warehouse**  
 4 dock doors  
 2 level access doors  
 8m clear height

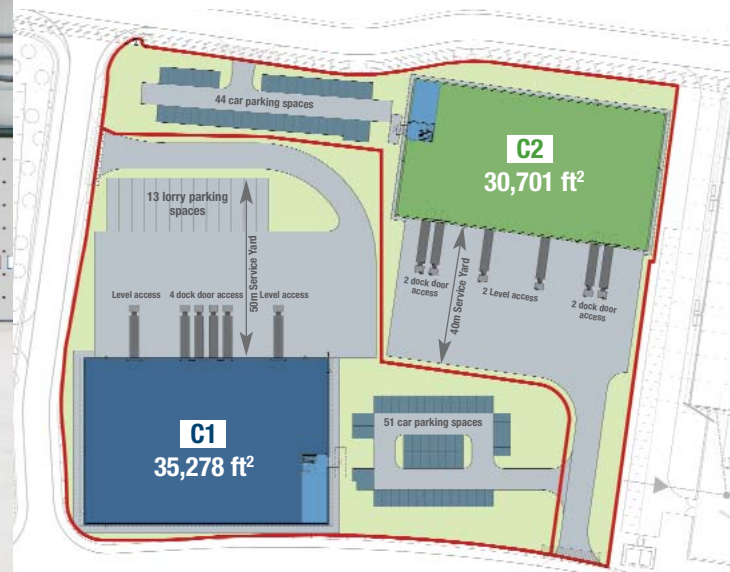
**C1/C2 Office**  
 First floor offices  
 Raised floor  
 Male and female WC's  
 Gas fired central heating

<b>C1</b>	<b>Warehouse</b>	33,224 ft <sup>2</sup>	3,086 m <sup>2</sup>
	<b>First floor office</b>	2,045 ft <sup>2</sup>	190 m <sup>2</sup>
	<b>Total GIA</b>	<b>35,278 ft<sup>2</sup></b>	<b>3,277 m<sup>2</sup></b>

<b>C2</b>	<b>Warehouse</b>	28,689 ft <sup>2</sup>	2,665 m <sup>2</sup>
	<b>First floor office</b>	2,012 ft <sup>2</sup>	187 m <sup>2</sup>
	<b>Total GIA</b>	<b>30,701 ft<sup>2</sup></b>	<b>2,852 m<sup>2</sup></b>

**C1 External**  
 Plot area - 2.99 acres  
 (1.21 hectares)  
 51 car parking spaces  
 13 lorry parking spaces  
 Secure site area  
 Over sized service yard provision

**C2 External**  
 Plot area - 2.28 acres  
 (0.92 hectares)  
 44 car parking spaces  
 Secure site area  
 Over sized service yard provision



Paul Rushton

Steve Rowan



[www.centre38.co.uk](http://www.centre38.co.uk)

Tasmin-5316.21-04/2009

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**ST.MODWEN**  
 Tel: 0121 222 9400