

CENTRE 38

at Barton Business Park Staffordshire

Centre 38 offers high quality distribution warehouse or manufacturing facilities situated in a highly prominent location fronting the A38



C1 35,282 ft² & C2 30,730 ft²
Two new high quality warehouse/manufacturing facilities
with large self contained secure yards

Under Construction

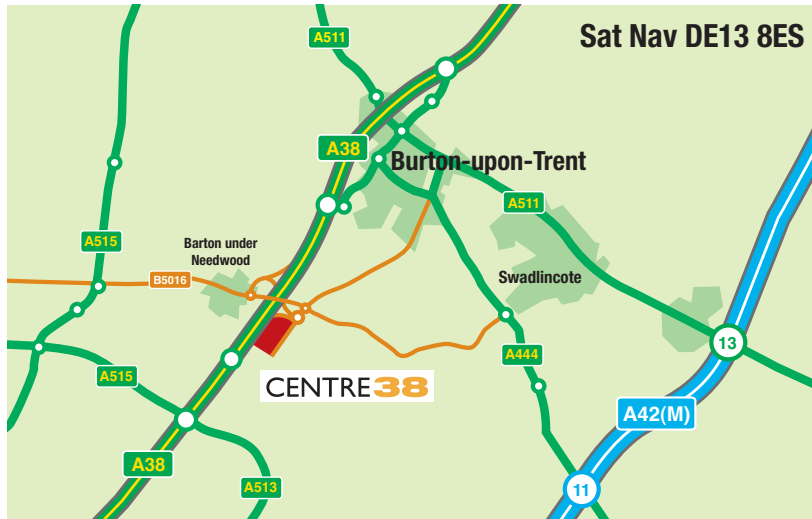
current occupiers Argos | Bombardier | Intier | Pirelli

To Let/For Sale
www.centre38.co.uk



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Sat Nav DE13 8ES

C1

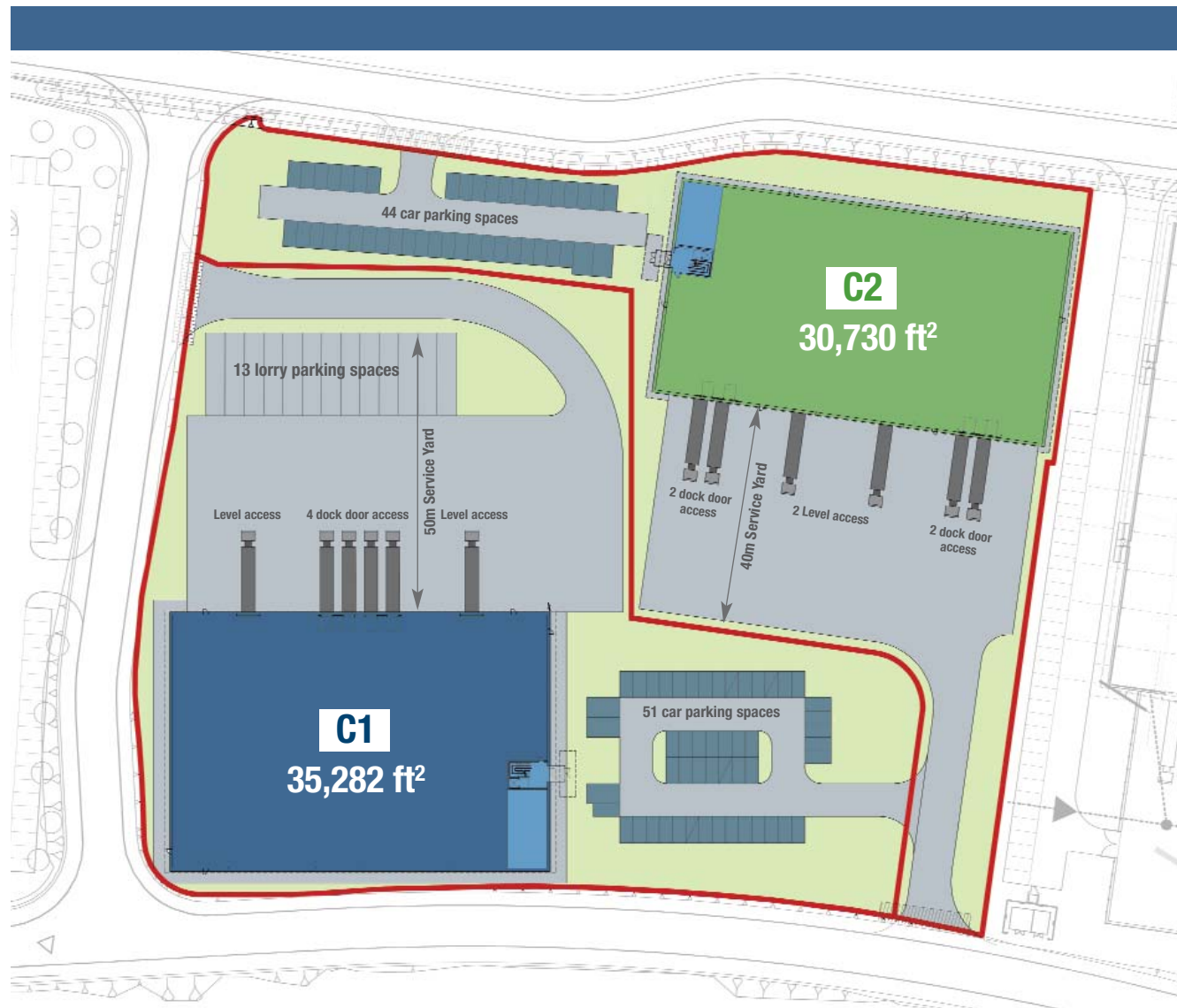
Warehouse	33,228 ft ²	3,087 m ²
First floor office	2,045 ft ²	190 m ²
Total GIA	35,282 ft²	3,277 m²

Warehouse	Office	External
4 dock doors	First floor offices	Plot area - 2.99 acres (1.21 hectares)
2 level access doors	Raised floor	51 car parking spaces
8m clear height	Male and female WC's	13 lorry parking spaces
	Gas fired central heating	Secure site area
		Over sized service yard provision

C2

Warehouse	28,718 ft ²	2,668 m ²
First floor office	2,012 ft ²	187 m ²
Total GIA	30,730 ft²	2,855 m²

Warehouse	Office	External
4 dock doors	First floor offices	Plot area - 2.28 acres (0.92 hectares)
2 level access doors	Raised floor	44 car parking spaces
8m clear height	Male and female WC's	Secure site area
	Gas fired central heating	Over sized service yard provision



Conditions under which particulars are issued
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