

107

# STATION STREET

BURTON-ON-TRENT

**TO LET**

Quality Contemporary Offices  
*behind a period facade*

from 5,000 sq ft up to 73,553 sq ft available • 40,000 sq ft floor plate

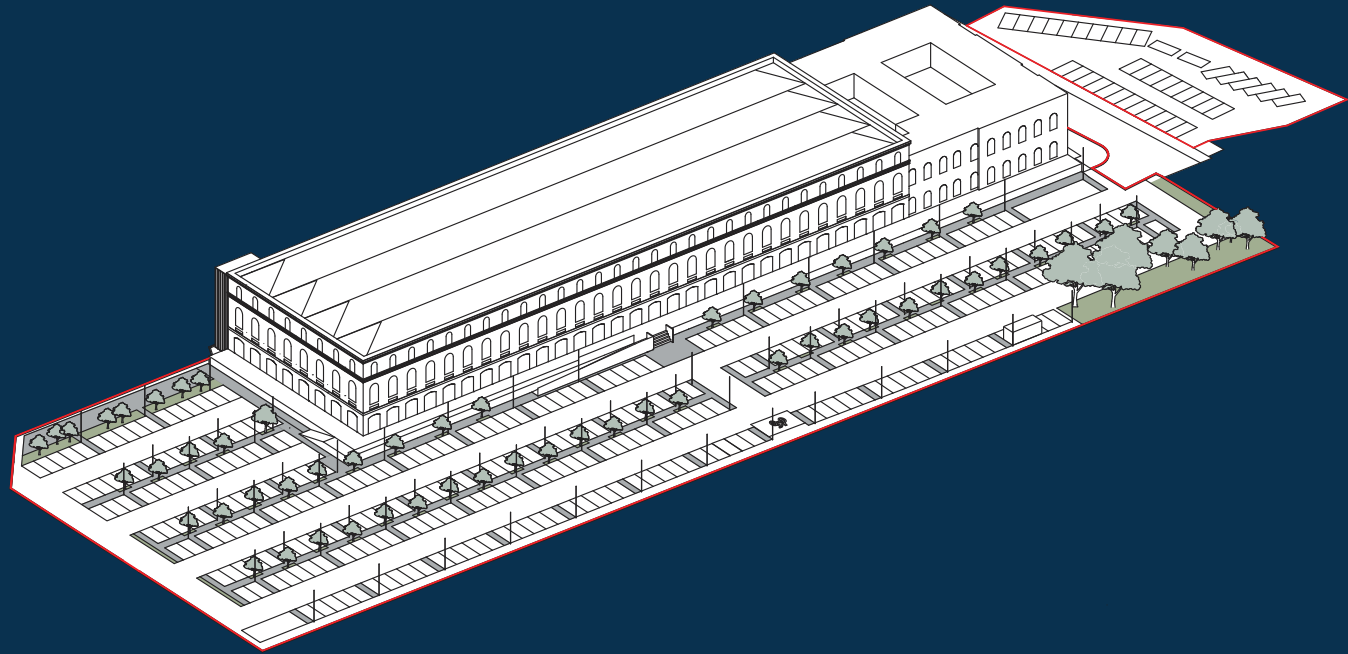
[www.107stationstreet.co.uk](http://www.107stationstreet.co.uk)

55,470 sq ft already let

# Contemporary offices with plenty to offer

107 Station Street provides an unrivalled business address for all types and sizes of businesses. A landmark building, 107 Station Street is a Grade A office building providing 112,000 sq ft (10,405 sq m) of exceptional commercial space over three floors. Flexible suites are available from 5000 sq ft (465 sq m) with whole floors providing up to approximately 40,000 sq ft (3,716 sq m).

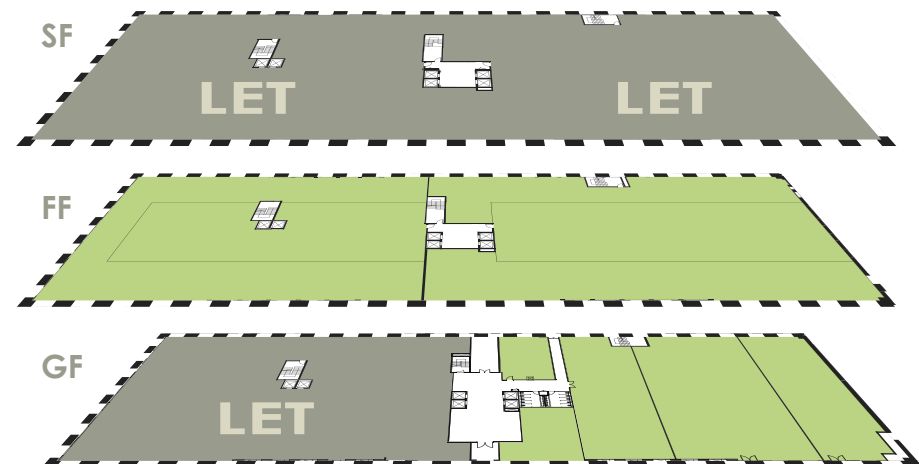
The recent development has retained its best original features and combined it with a modern specification to meet the requirements of businesses today creating an inspirational working environment.

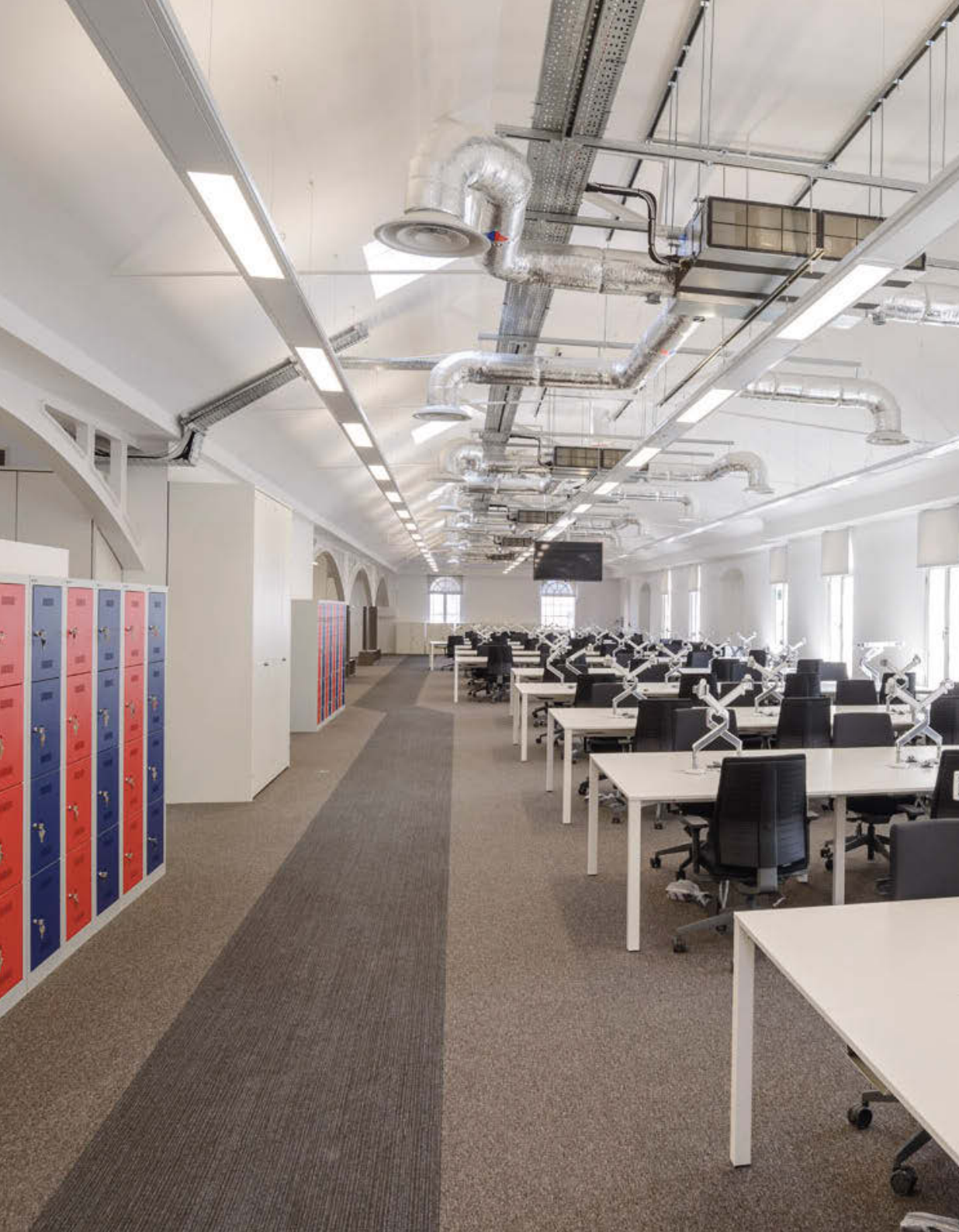


## ACCOMMODATION

Floor	Sq ft	Sq m
Part Ground Floor	17,384	1,615
Part Ground Floor	Healthcare at Home	
First Floor	39,740	3,692
Second Floor	Healthcare at Home	
<b>Total available</b>	<b>57,124</b>	<b>5,307</b>

Accommodation available either as a whole or in suites from 5,000 sq ft (465 sq m) up to 73,553 sq ft (6,833 sq m) via a mezzanine. Floor areas quoted on a Gross Internal basis.





## KEY FACTS

- 112,000 sq ft (10,405 sq m) of quality office accommodation
- Brand new refurbishment
- Large open plan floor plates offering up to approx. 40,000 sq ft (3,716 sq m)
- Grade A office specification
- Best in class location for public transport
- 380 car parking spaces in total
- Multiple 1GB connections are readily available on demand
- Short walking distance to Town Centre amenities
- 24/7 building access/security
- Flexible approach by landlord
- An industrial heritage with beautiful countryside, ensuring a high quality of life
- Major employers in the Borough include: Pirelli, Boots, Molson Coors, Bombardier and Unilever





The available accommodation will be completed to a shell & core finish allowing occupiers to meet their own specific fit out requirements.

## SPECIFICATION

- New contemporary reception with reception desk, waiting area and feature lighting
- New Air Conditioning
- New fully accessible raised floors
- LED lighting
- New WC's and showers
- 4 new dedicated 13 person passenger lifts
- Fully DDA compliant
- Potential to install mezzanine accommodation to first floor
- Multiple 1GB connections are readily available on demand





Healthcare at Home, one of the UK's leading providers of home healthcare services, moved into 55,470 sq ft (5,153 sq m ) in April 2017.

## BY ROAD

Birmingham 30 miles (45 mins)  
Nottingham 30 miles (45 mins)  
Stoke-on-Trent 32 miles (45 mins)

Source: www.theaa.com

Central location with  
outstanding motorway access.

Within easy walking distance of  
town centre amenities and  
railway station.

## BY RAIL

London 1hr 28 mins  
Birmingham New Street 35 mins  
Derby 15 mins  
Nottingham 41 mins  
Edinburgh 4hrs 43 mins

Source: www.nationalrail.co.uk



## Viewing

For further information or to arrange a viewing contact:

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