

118 **QP**
QUINTUS PARK

**BRAND NEW
INDUSTRIAL
LOGISTICS
WAREHOUSE**

**AVAILABLE
FOR PRE-SALE
OR PRE-LET**

118,000 SQ FT
(10,962 SQ M)



PEMBURY
REAL ESTATE

118QUINTUSPARK.CO.UK

118 QUINTUS PARK • BRANSTON LOCKS • BURTON-ON-TRENT • DE14 3PD

/// kept.tilts.skippers

↑ To Birmingham
(M6 Toll)

118 Quintus Park offers an excellent location
fronting the A38 and easily accessible
motorways via the M6 toll or M42 Junction 11

A38

BURTON RUGBY CLUB

Branston Locks
adding over 2500
new homes

neville lumb
business solutions



118  QUINTUS PARK

A38

hobbycraft

CRESTCHIC 

Derby →

Boots

MOLSON
COORS
beverage
company

BRUNDLE

Holland & Barrett

 PALLETFORCE


CITROËN



indicative images only



Brand new
industrial
logistics unit



Direct access
to both north
and south A38



Established park
surrounded by
corporate occupiers



Proposed
local amenities
onsite



Sustainable &
environmentally
excellent facility



Immediate access
to canal which provides
public open space

THE SITE



**112,000 SQ FT
WAREHOUSE**



**6,000 SQ FT OFFICE
ACCOMMODATION**



**2 LEVEL
ACCESS DOORS**



**10 DOCK LEVEL LOADING
DOORS**



**UP TO 135 CAR
PARKING SPACES**



33 HGV SPACES



50KN FLOOR LOADING



**UPTO 1MVA
POWER SUPPLY**



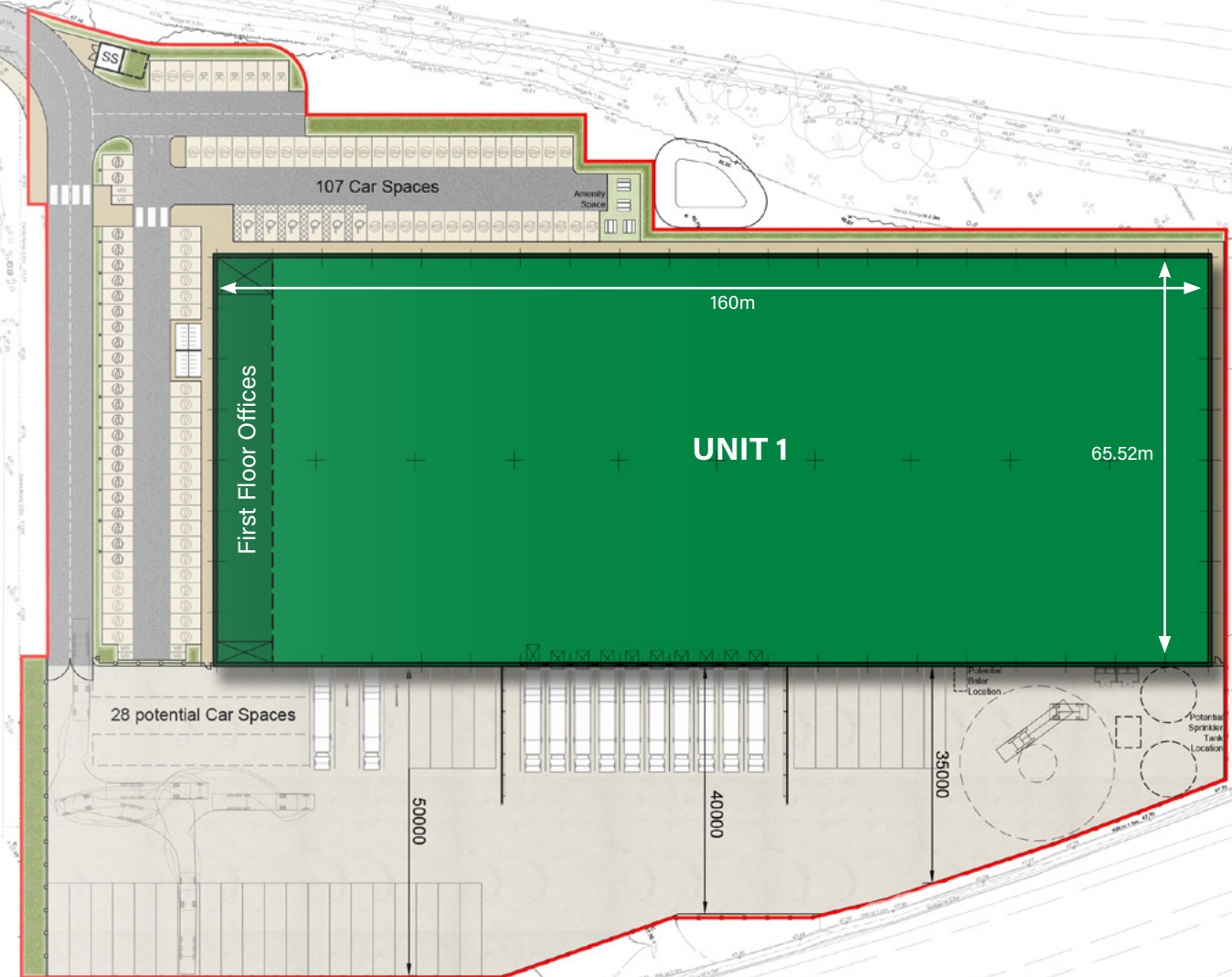
**UPTO 50M
YARD DEPTH**



**12.5 METRES
EAVES HEIGHT**



**24 DAY-ONE EV CAR SPACES
83 PASSIVE EV SPACES**



Schedule of Accommodation

	SQ FT	SQ M
Warehouse	112,000	10,405
First Floor Offices	6,000	557
Total	118,000	10,962

LOCATION

The site is easily accessible via the Branston Locks interchange on the A38. The A38 also provides access to the M6 Motorway Toll and the M42, closely located to Birmingham and Coventry.

Location	Travel Time	Distance
M42	32 mins	15 miles
M6 Toll	36 mins	25 miles
Birmingham	46 mins	27 miles
Nottingham	42 mins	32 miles
Coventry	1 hour	37 miles
Manchester	1 hour 45 mins	81 miles
London	2 hours 50 mins	137 miles



ESG and Sustainability

Pembury Real Estate strongly believe that if we all make meaningful, incremental improvements to everything we do, then together we can deliver lasting, positive, environmental and social change.

We're deeply committed to minimising our impacts on the environment whilst also maximising our positive impact on society.

Environmental

Protecting the environment by making physical changes to the way we do business.

Guaranteeing that all new buildings we develop will target EPC A and BREEAM Excellent as a minimum.

Social responsibility

- Actively promote opportunities for everyone, regardless of their background.
- Foster growth in the communities in which we operate.
- Give back through charitable contributions.

Governance

Making decisions about the future growth of our business by reference to the impact those decisions may have on society and the environment.

Operating our business to the highest ethical standards.

Specification

To ensure our buildings make a positive contribution to the environment we make sure our specification includes sustainability measures as standard, including

- 14% Less co2 emissions compared to a standard building
- Landscaped amenity area
- Solar panels
- BREEAM Excellent and EPC A
- EV charging
- High efficiency led low energy lighting
- Rainwater harvesting system
- Covered cycling parking
- Air source heat pump



The Developer

118 Quintus Park is brought to you by specialist developers Pembury Real Estate. Pembury Real Estate is a privately owned real estate investment and development company specialising in the UK industrial and logistics sector with a proven track record for delivering best in class warehouse and logistics buildings. We're passionate about delivering quality buildings for a sustainable future which we can be proud to say we developed. You can find out more about us on our website: www.pemburyrealestate.co.uk

PEMBURY
REAL ESTATE

PAST PROJECTS

EDMOND 105 WELLINGBOROUGH



Pembury Real Estate acquired this 5-acre site in the East Midlands from a global food manufacturer. The site comprised a range of obsolete buildings inter-connected with the sellers retained HQ offices.

Pembury secured planning permission for the demolition and new build industrial warehouse scheme and undertook intricate disconnection and making good to separate the old from new, leaving a prime development site adjacent J14 of the A45. The project was forward sold to a Canadian consumer goods business and Pembury delivered the project to successful completion in August 2026.

PENRHYN ROAD KNOWSLEY



Pembury Real Estate acquired this prime, 5.30-acre site at Penrhyn Road, Knowsley from an Energy from Waste power operator. Pembury submitted the planning applications required and secured permission for a single best-in-class industrial warehouse development comprising 108,000 sq.ft. The scheme was then forward funded with ABRDN and subsequently leased to pharmaceuticals giant, Relonchem, on a 15-year lease.

WOLVERTON 109 MILTON KEYNES



Pembury Real Estate acquired this obsolete former warehouse premises on a 5-acre site adjacent the A5 in Milton Keynes from an owner occupier. Pembury secured planning permission for the redevelopment to create a new 109,000 sq.ft industrial warehouse facility and procured the demolition and construction of the new building. The brand-new unit is currently available to lease.



Further Information

For further information please contact the following:

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