



**Bretby
Business Park**
Burton-on-Trent | DE15 0YZ

Industrial Unit
To Let
42,875 sq ft (3,984.38 sq m)



**3 Level
access doors**



**Clear internal
height approx
8.45m**



**4 x 20 tonne
gantry cranes**



**Secure
gated estate**

Milton House is a large detached industrial unit with yard area.

The unit will comprise the following:

- 2 Level access roller shutter doors to front and 1 level access roller shutter door to side (3 total)
- Offices to side elevation
- 4 x 20 tonne cranes
- LED warehouse lighting
- Concrete slab floor
- 8.45m clear internal height
- 9.55m internal eaves height
- External ground floor offices
- Small yard to side elevation
- 50kN/m² floor loading
- Three phase power
- Estate car parking

TERMS

The unit is available on a new full repairing and insuring basis.

RENT/RATES/SERVICE CHARGE

Further information available upon request.

PLANNING

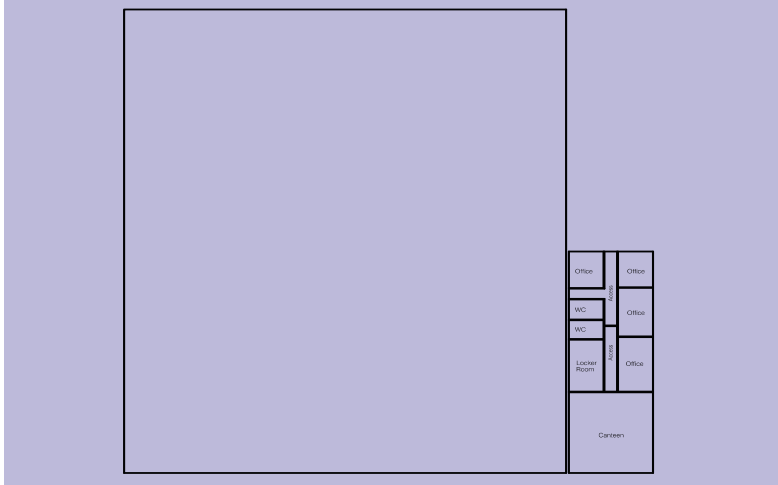
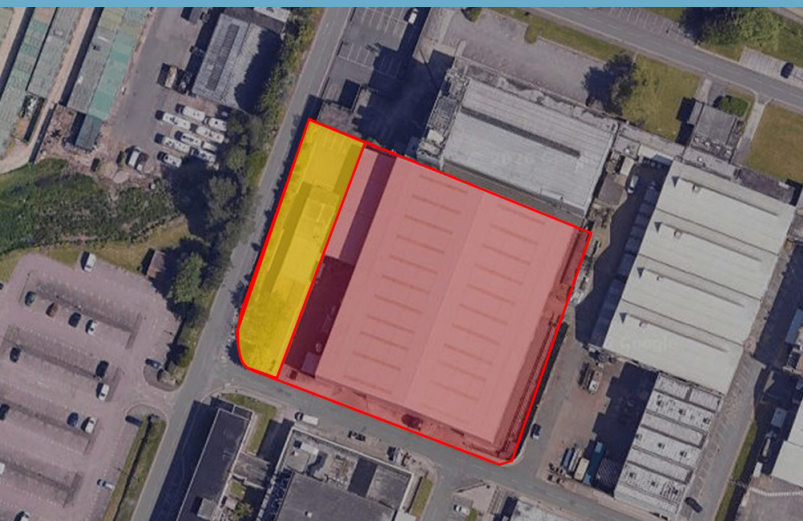
Class E (light industrial) and B2. Interested parties should make their own enquiries as to the suitability of the property for their intended use.

EPC

The current EPC rating is C.



Opportunity to extend the yard subject to planning (yellow)



VIEWINGS

For further information or to view contact:



Phil Randle 07970 293 740
phil@salloway.com

Simon Walker 07494 001 393
simon@salloway.com



Dominic Towler 07387 259 958
dominic.towler@knightfrank.com

Millicent Aps 07483 509 399
millicent.aps@knightfrank.com

ACCOMMODATION

	sq ft	sq m
Warehouse	39,584	3,678.6
Ground floor office	3,291	305.78
TOTAL (GIA)	42,875	3,984.38

www.bretbybusinesspark.com

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