



107

STATION STREET

BURTON-ON-TRENT . DE14 1SZ

Grade A contemporary offices from 5,000 to 19,100 sq ft



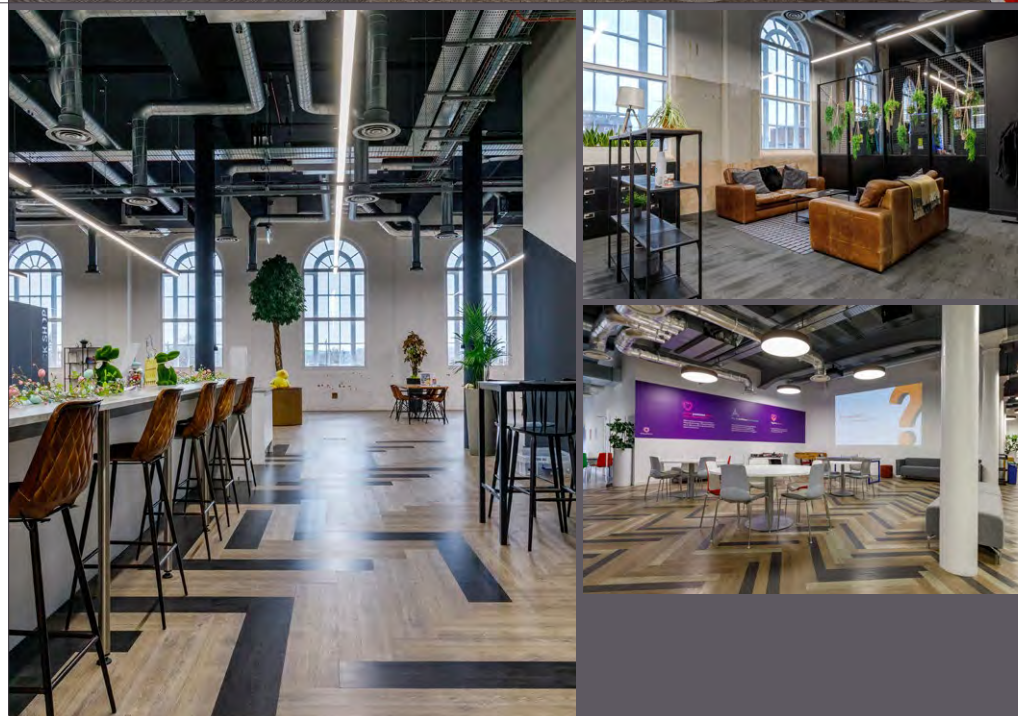
TO LET

DESCRIPTION:

107 Station Street is a Grade II Listed former brewery.



To date, 92,562 sq. ft. of the building has been transformed into Grade A office accommodation, blending modern specifications with the charm of its historic architecture. An additional 25,670 sq. ft. remains in shell and core condition, offering flexible opportunities for further development. Beneath the main structure, over 40,000 sq. ft. of space is available at basement level. The building spans three floors, with the refurbished office areas retaining original features that reflect its industrial heritage, while delivering high-quality, contemporary workspace designed to meet the needs of today's occupiers.



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Attractive red brick and stone dressing construction



Large flexible open plan floor plates



Fully accessed raised floors



Best in class location for public transport



4 x 13 person passenger lifts (+2 within the Sciencus space)



DDA Compliant



LED Lighting



Air Conditioning



24/7 building access /security



On-site parking spaces (1:344 sq ft)



EPC: B minimum target

SF

For illustrative purposes only.

FF

GF

Area can be subdivided

Vacant / Unrefurbished

LET

AVAILABILITY:

Main Building:

	SQ FT	SQ M
Ground	19,106	1,775.0

Splits are available from 5,000 sq ft.

Front Building:

	SQ FT	SQ M
Ground	4,876	452.9
First	6,614	614.5
Total	11,490	1,067.5

The available office suites are to be refurbished to provide Grade A open plan accommodation.

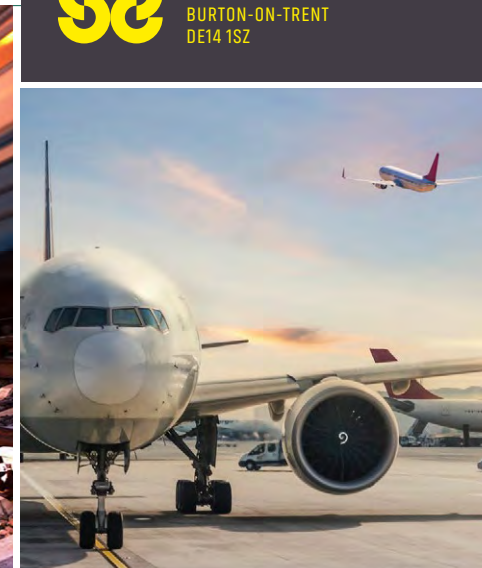






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CONNECTIVITY:

ROAD:



Positioned between the M6 and M1 motorways, 107 Station Street offers excellent connectivity, with drive times of approximately 20 and 22 minutes to each. Its close proximity to the A38, along with access to a network of A roads, further strengthens its links to the national transport infrastructure.

Location	Distance (miles)	Drive Time (minutes)
Derby	13.0	20
M6 Toll	14.6	20
M1 J24A	17.6	22
Leicester	26.7	45
Nottingham	29.2	46
Birmingham	29.3	47
Stoke-on-Trent	30.5	45

RAIL:



Located directly opposite Burton-on-Trent Railway Station, 107 Station Street offers exceptional convenience for commuters and businesses alike. The station provides frequent direct services to Nottingham, Derby, and Birmingham New Street, all reachable within approximately 40 minutes.

Location	Time
Derby	10 minutes
Birmingham New Street	31 minutes
Nottingham	38 minutes
Birmingham International Airport	45 minutes
Sheffield	51 minutes
London Euston	1 hour 54 minutes
Manchester Piccadilly	1 hour 55 minutes

AIR:



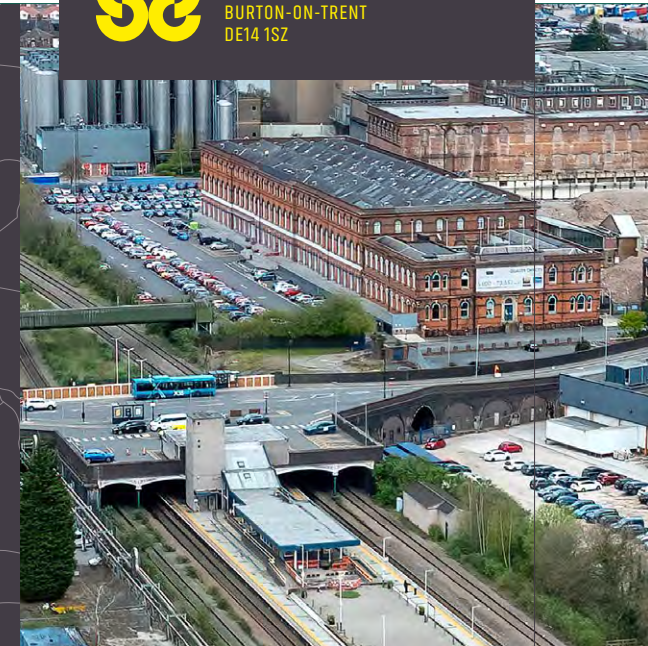
Located just over 15 miles east of Burton-on-Trent, East Midlands Airport offers convenient international connectivity. Serving over 4 million passengers annually, the airport provides access to a wide range of global destinations. In addition to its passenger services, East Midlands Airport is recognised as the UK's leading airport for dedicated freight operations, handling approximately 300,000 tonnes of cargo each year. It also serves as a key logistics hub for major carriers including Royal Mail, DHL, and UPS.

Airport	Distance (miles)
East Midlands	15.5
Birmingham	31
Manchester	67.3





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LOCATION:

Burton-on-Trent is a prominent town located in Staffordshire, at the heart of the Midlands. It sits approximately 30 miles northeast of Birmingham, with Derby just 10 miles and Nottingham around 32 miles to the northeast.

Burton's location on the A38 corridor and skilled labour has ensured the office market within Burton has continued to succeed and grow with the town home to a range of local and national businesses and a wide variety of sectors.

Several global occupiers have significant office positions within Burton with IHG, known for its popular brands such as Crowne Plaza and Holiday Inn occupying 60,000 sq. ft. in Branston and global pharmaceutical specialist Clinigen providing workspace to 130 employees.



BURTON-ON-TRENT TOWN HALL



BURTON-ON-TRENT MARKET PLACE

SITUATION:

107 Station Street occupies a prime location on the northeast edge of Burton-on-Trent's town centre, directly opposite Burton Railway Station, providing convenient access to the wider region and national destinations via connecting rail services.

Station Street links directly to the A5121, which in turn connects to the A38 Trunk Road. The property is positioned between the M1 and M6 Motorways, offering access to the national motorway network. Within less than 15 minutes is Coopers Square Shopping Centre, a 385,000 sq. ft. retail hub featuring over 70 stores, including Marks & Spencer and Primark, and widely recognized as the commercial heart of Burton. Additional central leisure amenities, such as the Octagon Shopping Centre, are also within easy walking distance.

IN GREAT COMPANY:



CLINIGEN

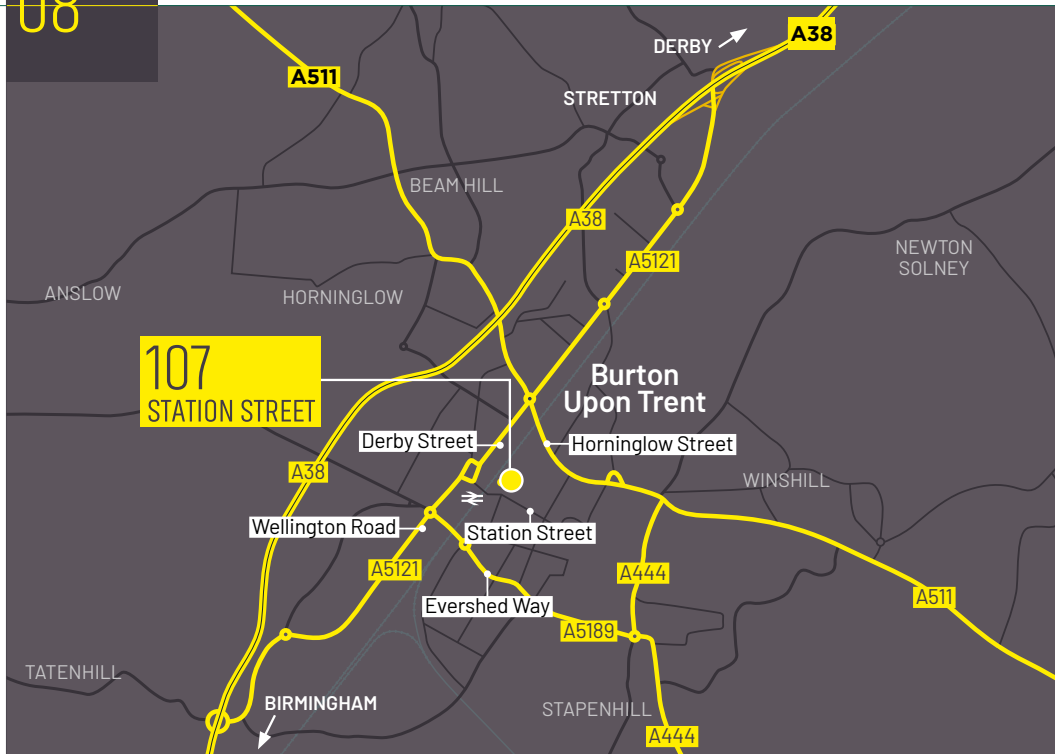
DAINS



IHG HOTELS & RESORTS



PUNCH



What3words link: ///
thus.strong.save

Google Map link: 
DE14 1SZ



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FURTHER INFORMATION

Lease Terms:

Available to lease by way of a new full repairing and insuring lease directly from the landlord.

Rental:

On application.

Estate/Service Charge:

An estate and service charge is levied to cover communal costs.

Rates:

Tenant's responsibility.

CONTACT:

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Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. July 2026.

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