



THE OCTAGON



Shopping Centre  
BURTON UPON TRENT

[theoctagoncentre.co.uk](http://theoctagoncentre.co.uk)

Shopping at the



of Burton

shoezone COSTA TKmaxx hmv



savers



Bonmarché Iceland cardfactory

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Located in the heart of Burton-upon-Trent, the Octagon Shopping Centre is a 151,000 sq ft retail destination spread across two floors. It is easily accessible by bus, train, bike, and car, making it convenient for shoppers across the region.



With a combination of the modern covered mall and welcoming communal spaces, the Octagon offers the perfect setting for a diverse range of businesses, from artisan traders and eateries to national retailers occupying larger units.

Retail space is available to suit businesses of all sizes, from 197 sq ft units to spacious 1,081 sq ft units. Bespoke space can also be created, subject to availability.



# Discover Burton

Burton-upon-Trent is a historic market town in Staffordshire, renowned for its brewing heritage and nestled on the banks of the River Trent.



In recent years, Burton has experienced significant regeneration and investment. Major funding from local and national initiatives is helping to support economic growth, revitalise the town centre, and create new job opportunities. Central to this is the Burton Town Deal, backed by £22.8 million in government funding, which is set to deliver a wide range of projects aimed at boosting employment, enhancing transport links, and attracting further private investment.



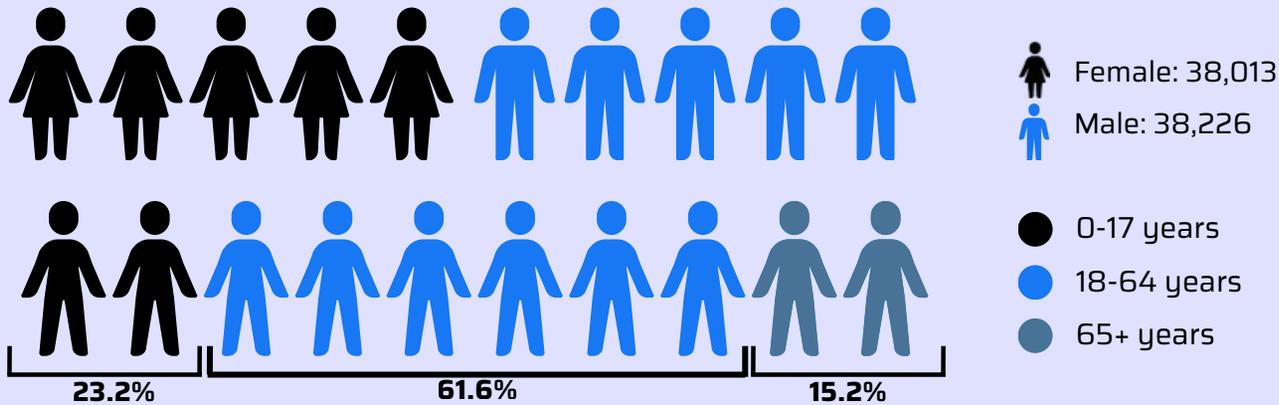
Burton's identity is built on a proud legacy of brewing and industrial innovation, once home to some of the world's most renowned breweries and the birthplace of Burton Ale. Its historic connection to the River Trent and the railway helped it become a global centre for beer production. Today, the town continues to thrive through a diverse economy, with modern brewing, manufacturing, logistics, and retail playing a key role in local employment.



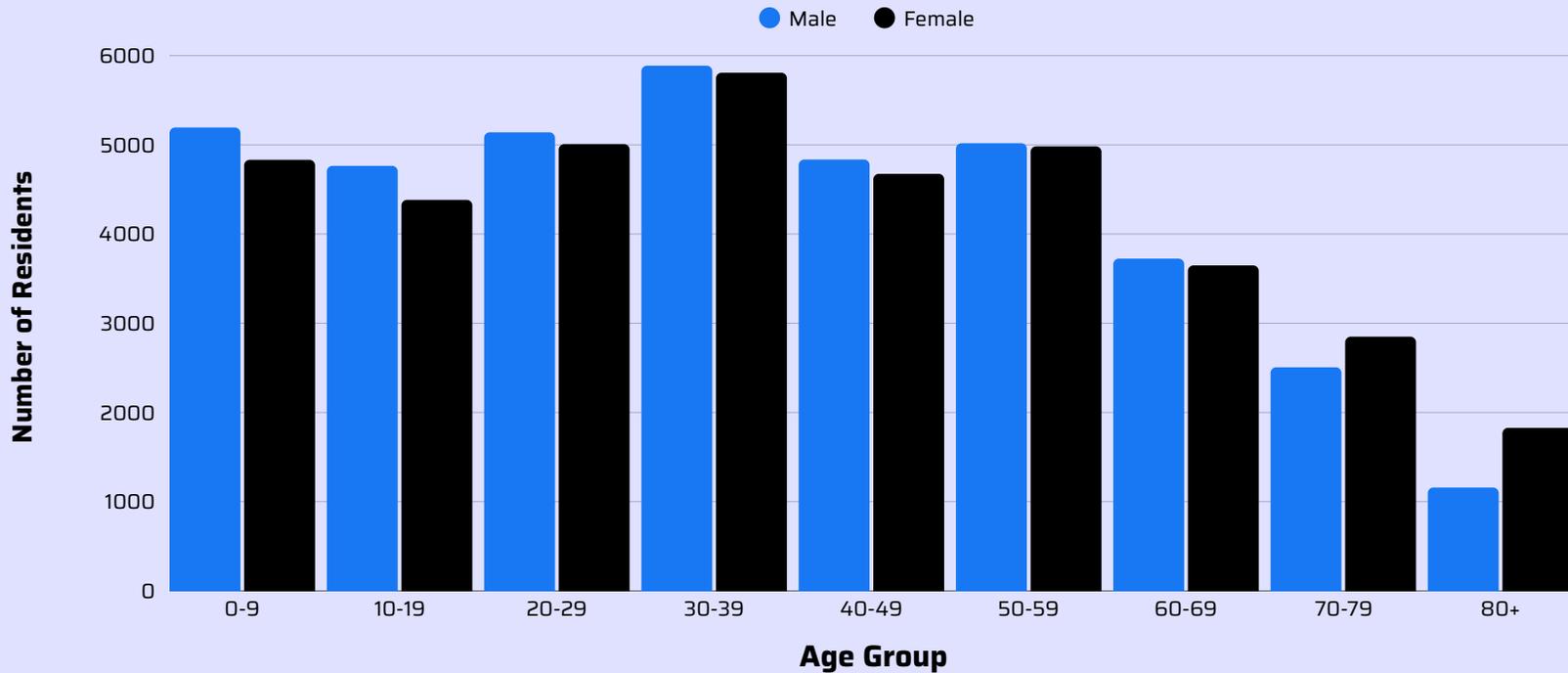
The town is also home to architectural and cultural landmarks, such as the Burton Town Hall and the National Brewery Centre, celebrating the town's rich heritage.



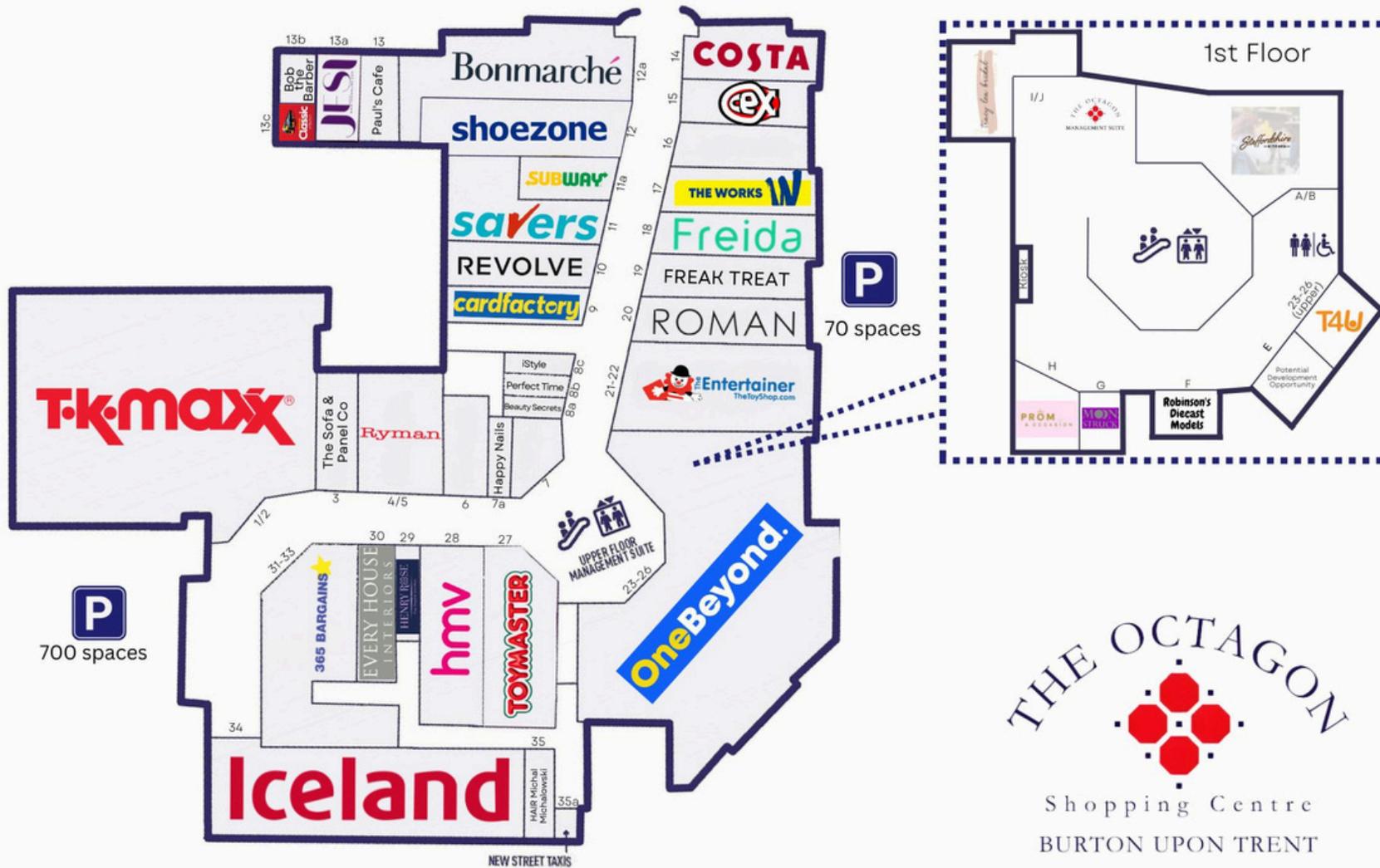
# Demographics



**Population of  
Burton-Upon-  
Trent: 76,270**



# Centre Goad



# Getting Here



Located in the heart of Burton-upon-Trent, the Octagon Shopping Centre offers excellent accessibility. Well connected by the A38 and A511, the centre is easily reached from towns including Derby, Lichfield and Uttoxeter.

The Octagon Shopping Centre is only a 15 minute walk from the train station which provides direct links to the surrounding areas including Tamworth, Nottingham, Derby and Birmingham New Street.



Burton-upon-Trent bus operators Arriva, Midland Classic and Trent Barton operate frequent services from the centre to all surrounding areas including Tamworth, Lichfield, Sutton Coldfield and Derby.

For those arriving by car, the Octagon provides on-site parking with capacity for 700 vehicles, including 35 disabled bays and 4 electric vehicle charging points.

In 2024 alone, the centre welcomed over 382,000 vehicles.



## VAT

All prices quoted are subject to VAT.

## Legal Costs

Each party will meet its own legal costs in any transaction.

## Plans & Photographs

Any plans or photographs were correct at the time of preparation and are shown for reference, not fact. All images belong to RMJ.

## Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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# RMJ

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