AVAILABLE Q4 2024

Computer Generated Image

New Industrial / Warehouse Unit
153,700 sq ft **TO LET**

- Prime Midlands Location
- Close to M6, M42 and M6 Toll
- BREEAM 'Excellent' and EPC 'A'

- 24/7 hours of operation
- EV charging points
- Suitable for E(g)(iii), B2 and B8 uses

- Gated 50m yard
- Solar PV
- 1000 kVA

FRADLEY PARK

FP155

hellmann
WORLDWIDE LOGISTICS

DHL

GEZE

UPN

HAWKINS

zytek
building for the future

ab agri   Agri fresh

FORVIA
faurecia

Palletways

TESCO

asos
discover fashion online

COTSWOLD
COMPANY

wesco

SCREWFIX

newel
BRANDS

GREGGS

YODEL

CO OP   SUBWAY

HAWKINS

Birmingham, M6
M6 Toll, M42

Wood End Lane

NORGREN

Wood End Lane

A38

Burton, Derby
A50, M1

FRADLEY PARK

ACCOMMODATION

GIA (GROSS INTERNAL AREA)

	sq ft	sq m
Warehouse	146,500	13,610.3
First Floor Office	3,600	334.4
Second Floor Office	3,600	334.4
Total	**153,700**	**14,279.1**

SPECIFICATION

12M CLEAR INTERNAL HEIGHT

UP TO 50M YARD DEPTH

THREE PHASE 1000KVA POWER

2 LEVEL ACCESS LOADING DOORS
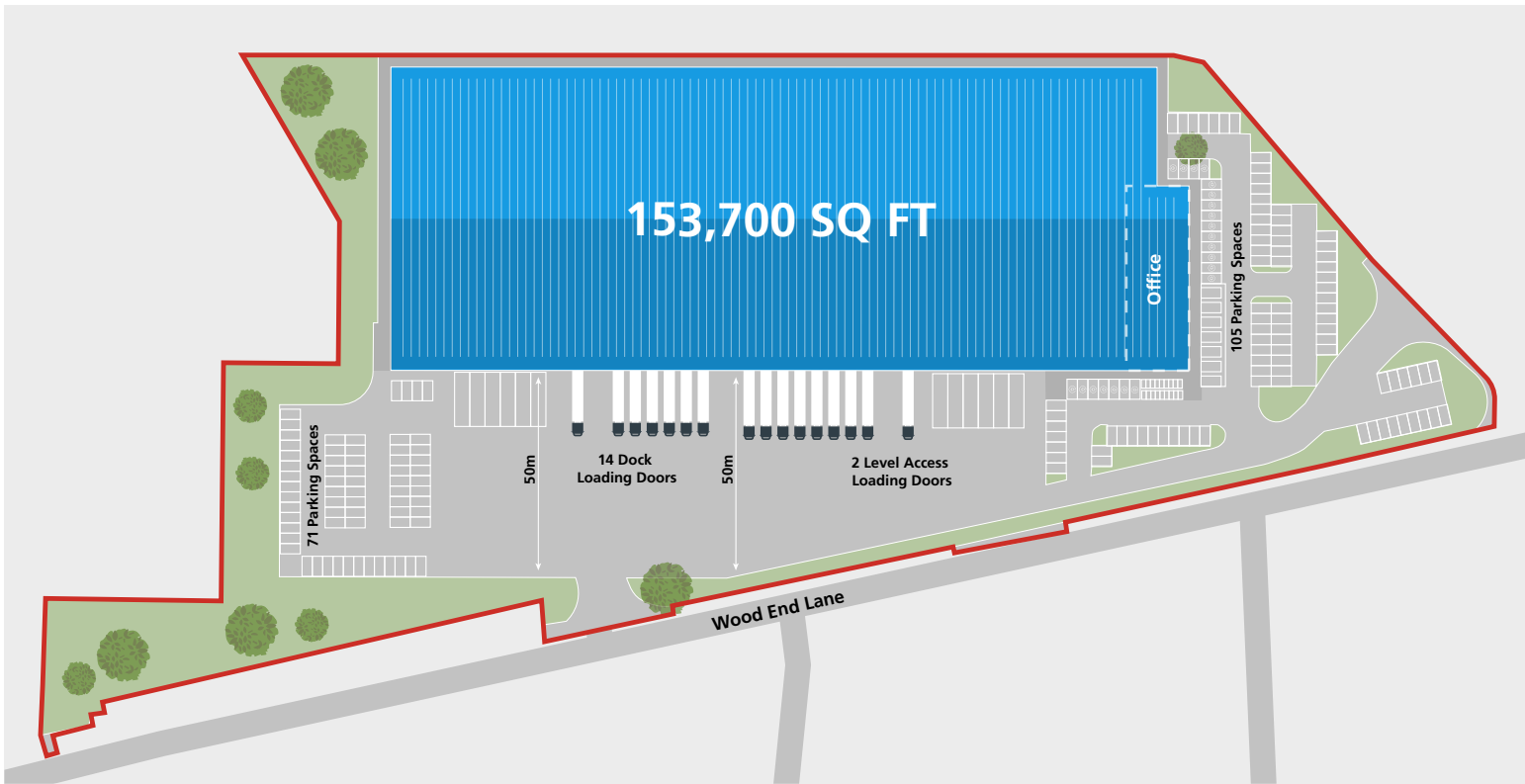
COMFORT COOLED OFFICES

176 PARKING SPACES

14 DOCK LOADING DOORS

10% ROOF LIGHTS

GATED & FENCED YARD

153,700 SQ FT

Office

105 Parking Spaces

71 Parking Spaces

50m

14 Dock Loading Doors

50m

2 Level Access Loading Doors

Wood End Lane

ESG CREDENTIALS

EPC RATING 'A'

ROOF MOUNTED PV SYSTEM

LANDSCAPED ENVIRONMENT

BREEAM 'EXCELLENT'

LED LIGHTING

EV CHARGING

FP155

WOOD END LANE ■ FRADLEY PARK ■ LICHFIELD ■ WS13 8NE

CANMOOR

LOCATION

Located at the center of the country's extensive motorway network, the site sits a mere 4.5 miles away from T4 and T5 of the M6 Toll Road. It boasts exceptional connectivity to major routes such as the M1, M42, M40, M6, and A50 through the A38. Additionally, the site is conveniently positioned near Birmingham International and East Midlands airports, facilitating easy access to domestic and international travel.

CONNECTIVITY

A38	1 mile
Lichfield	6 miles
Burton Upon Trent	11 miles
Tamworth	12 miles
M42 (J11)	13 miles
Hams Hall	16 miles
M6 (Toll)	16 miles
B'ham Int. Freight Terminal	21 miles
East Midlands Airport	30 miles
Birmingham	21 miles
M1 (J24)	28 miles

LABOUR SUPPLY

69.8%
of the surrounding population are economically active.

13%
of the local population work in manufacturing.

21,677
people locally are employed in the transport and storage sector.

1,063,246
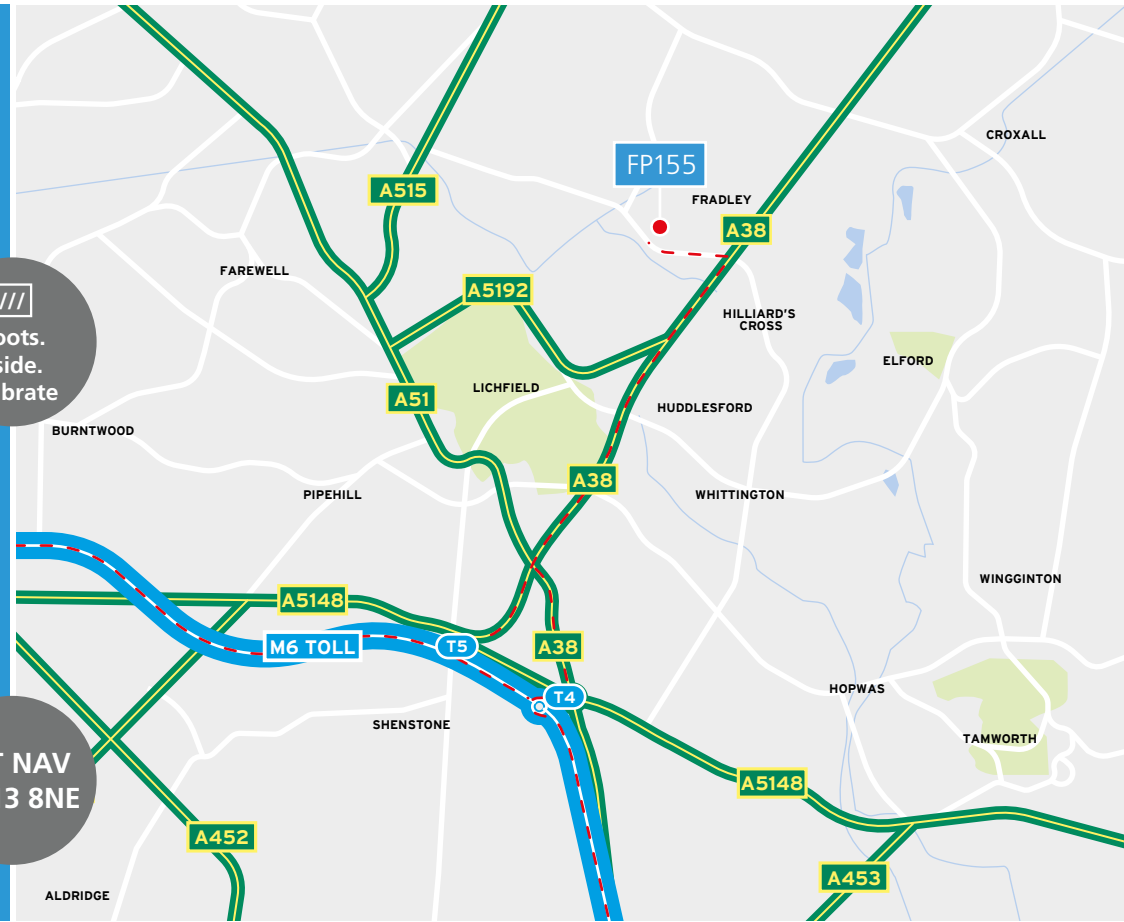potential workers within 30 minutes' drive of Lichfield, Burton & Birmingham.

Source: nomisweb.co.uk

PLANNING

E(g)(iii), B2 & B8 uses.

/// boots. aside. calibrate

SAT NAV WS13 8NE

FURTHER INFORMATION

For further information or availability please contact the joint agents.

TERMS

This unit is immediately available on a new FRI lease on terms to be agreed.

CANMOOR

Patrick Clews
pclews@canmoor.com
07860247412

Tom Hughes
thughes@canmoor.com
07976401213

Knight Frank
Birmingham
0121 200 2220
KnightFrank.co.uk

Edward Kennerley
edward.kennerley@knightfrank.com
07972 187 779

James Clements
james.clements@knightfrank.com
07436 165 015