

# finished product

deliverable within 36 weeks

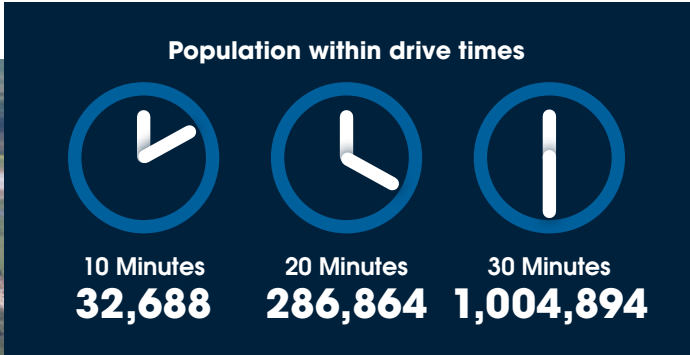
[fp230.com](http://fp230.com)

Wood End Lane, Fradley Park,  
Lichfield WS13 8NE

**FP230**  
Fradley Park Lichfield

**230,000 sq ft**

Build to suit with detailed  
B8 planning consent



# Fradley Park Overview

Fradley Park is at the heart of the country's transport network. It comprises over 300 acres and is well established as a first-class location for distribution and warehousing.

Occupiers include DHL, Swish, Faurecia, Screwfix, IMI Norgren, Great Bear Distribution and Tesco.

[fradleypark.net](http://fradleypark.net)

A38 TO BURTON & NOTTINGHAM

A38 TO LICHFIELD & BIRMINGHAM

CG ROXANE

GORSE LANE

TESCO

**fp230**

HALIFAX AVENUE

Newell Rubbermaid

WOOD END LANE

COMMON LANE

faurecia

DOVE CLOSE

DHL

SCREWFIX

ANIXER

faurecia

HOME

great bear

A38 TO BURTON & NOTTINGHAM

BLENHIM WAY

GEZE

Florette

Continental

LSC Group

LANCASTER ROAD

Stobart Group

NORGREN

WOOD END LANE

WELLINGTON CRESCENT

HILLARDS CROSS

A38

deliverable within  
**36 weeks**

FP230 offers a high specification unit to be built to a target BREEAM rating of Very Good



## High Specification

### External

- Secure yard area
- 97m maximum yard depth
- 56 HGV parking spaces
- 226 car parking spaces
- Gatehouse

### Warehouse

- 15m clear height
- 33 dock level doors
- 3 level access loading doors
- Floor loading capacity of 50 kN/m<sup>2</sup>
- 2 storey hub office
- Steel portal frame

### Offices

- Suspended ceilings
- Raised access floor
- Gas heating
- Shower & changing facilities
- Separate warehouse entrance
- Recessed LED lighting (LG7)

## Schedule of accommodation

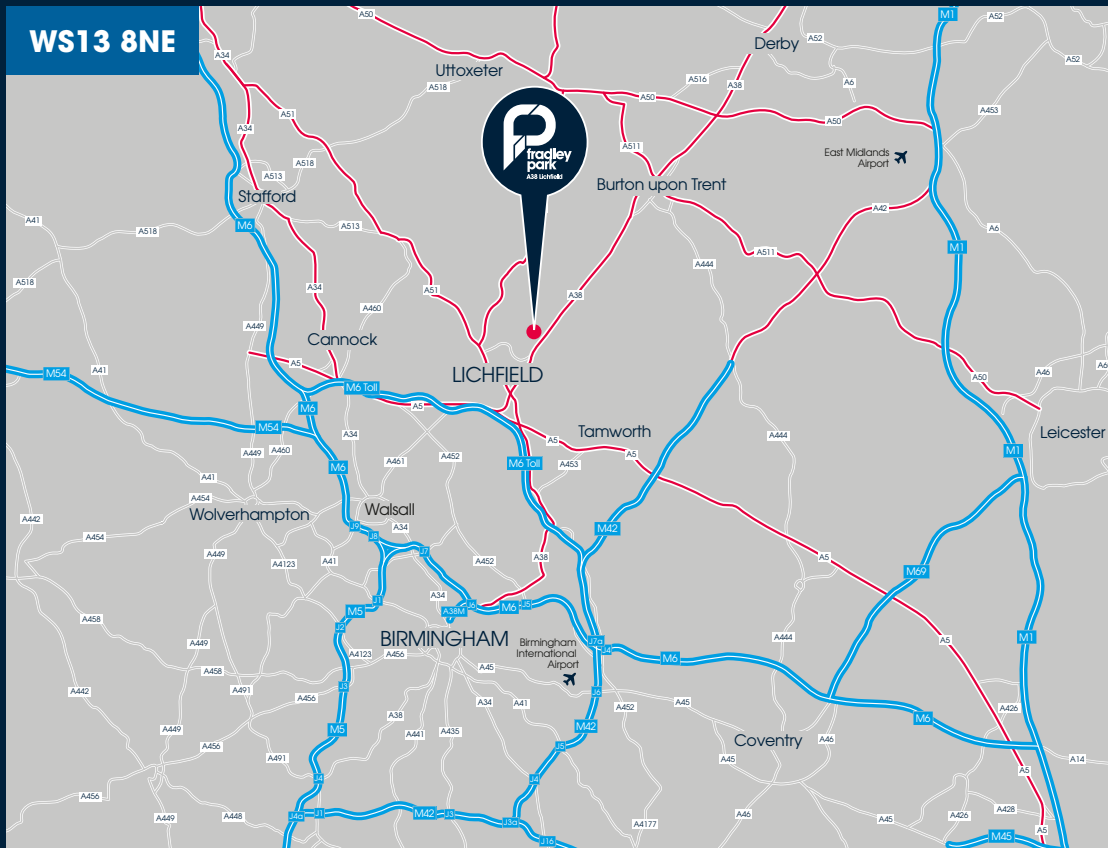
	sq ft	sq m
Warehouse	209,000	19,416
3 storey office	16,000	1,486
Hub office	5,000	464
<b>Total</b>	<b>230,000</b>	<b>21,367</b>

Loading dock	33
Level access doors	3
Car parking (inc. 10 accessible)	226
Cycle parking	30
HGV parking	56

Detailed specification is available on request

# A Superb Location

A prime logistics location within 4.5 hours HGV drive time of 85% of the UK population. The site is adjacent to the A38 which provides excellent access to the wider Midlands and the National Motorway Network.



Destination	Distance	Drive time
Birmingham	20.6 miles	42 mins
Tamworth	12.2 miles	23 mins
Burton	10.7 miles	20 mins
East Midlands Airport	26.9 miles	39 mins
Birmingham Int. Airport	22 miles	32 mins
Birmingham Int. Freight Terminal	20.6 miles	40 mins
M42 (Junction 11)	13.2 miles	23 mins
M6 (Junction 11A)	16.6 miles	20 mins
M1 (Junction 24)	27.7 miles	34 mins
JLR Castle Bromwich	15.9 miles	26 mins

Source: Google Maps

**Matthew Tilt**

mtilt@lsh.co.uk

**Ben Silcock**

bsilcock@lsh.co.uk

**Luke Thacker**

luke.thacker@gva.co.uk

**David Willmer**

David.Willmer@gva.co.uk

**Tom Kimbell**

tom.kimbell@burbagerealty.com

**Cameron Mitchell**

cameron.mitchell@burbagerealty.com



**Lambert  
Smith  
Hampton**

lsh.co.uk

**0121 236 2066  
0115 950 1414**

**GVA**

**0121 236 8236**  
gva.co.uk/5628



**BurbageRealty**

expert advice

**01604 232555**

A DEVELOPMENT BY

**GRAFTONGATE**

# About the Developer

Graftongate is a property development company focused on the industrial and logistics market, working in partnership with investors, occupiers and land owners. With offices in Birmingham and London, Graftongate has national reach. The company has a complete hands-on approach to development and has successfully delivered over 7 million sq ft of new buildings for occupiers on a build to suit basis.

#### MISREPRESENTATION ACT 1967

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