

TO LET TWO NEW WAREHOUSE/ PRODUCTION UNITS

Available June 2025

FRADLEY
LINK

A38

Link 205 - 204,500 sq ft
Link 79 - 78,500 sq ft

Wellington Crescent, Fradley Park, Lichfield, Staffordshire WS13 8RZ

FRADLEYLINK.COM

Fradley Park Overview

Fradley Park is at the heart of the country's transport network. It comprises over 4m sq ft of accommodation and is well established as a first-class location for distribution/manufacturing.

Occupiers include DHL, Swish, Faurecia, Screwfix, IMI Norgren, Stobart Group, Tesco, ASOS and Hawkins Logistics.



THE DEVELOPER

Evans Property Group are a long established investment and development company and has been involved at Fradley Park for over 20 years developing over 2M sq ft on the site. They have a track record of delivering high quality buildings to occupiers requirements for companies including Tesco, Whitbread, Barclays Bank, The Environment Agency, Rotherham Borough Council and York University.



1,004,894

of the population are within a 30 min drive time

60%

of the population in Lichfield are of working age

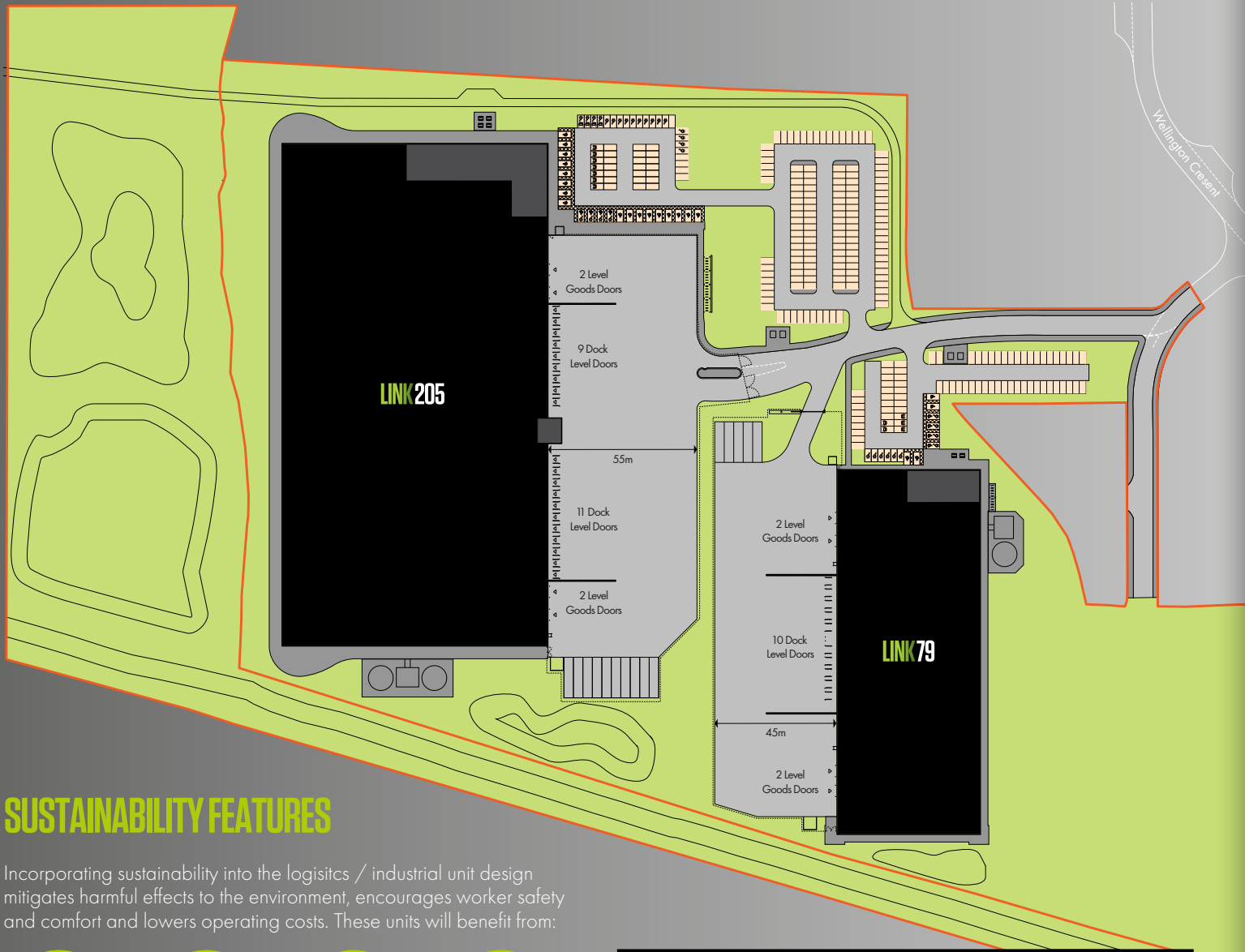
4.3%

of the Lichfield working population are employed in the transportation and storage sector

75%

of the population of Lichfield are qualified to NVQ level 2 and above





SPECIFICATION

LINK 205

WAREHOUSE/INDUSTRIAL

- 15m height to underside of haunch
- 50kN/m² FM1 floor loading/quantity
- 4 Ground level loading doors
- 20 Dock level loading doors (Inc 4 Euro dock loading doors)
- **1,558 KVA Power supply**

EXTERNAL

- 211 Car parking spaces (Inc 22 EV and 8DDA)
- Future proofed/cable enabling a further 22 EV car spaces and 10 EV HGV spaces
- Secure fenced yard
- Provision for sprinkler tanks

LINK 79

WAREHOUSE/INDUSTRIAL

- 12m height to underside of haunch
- 50kN/m² FM1 floor loading/quantity
- 4 Ground level loading doors
- 10 Dock level loading doors (Inc 2 Euro dock loading doors)
- **609 KVA Power supply**

EXTERNAL

- 81 Car parking spaces (Inc 10 EV and 8DDA)
- Future proofed/cable enabling a further 10 EV car spaces and 5 EV HGV spaces
- Secure fenced yard
- Provision for sprinkler tanks

SUSTAINABILITY FEATURES

Incorporating sustainability into the logistics / industrial unit design mitigates harmful effects to the environment, encourages worker safety and comfort and lowers operating costs. These units will benefit from:



12% roof lights



Target BREEAM 'Excellent'



Target EPC Rating (A)



Electric car charging points

SCHEDULE

	Warehouse	Office	Hub office	Total
Link 205	193,000	10,000	1,500	204,500
Link 79	75,000	3,500	N/A	78,500

OFFICE/ANCILLARY OVERVIEW

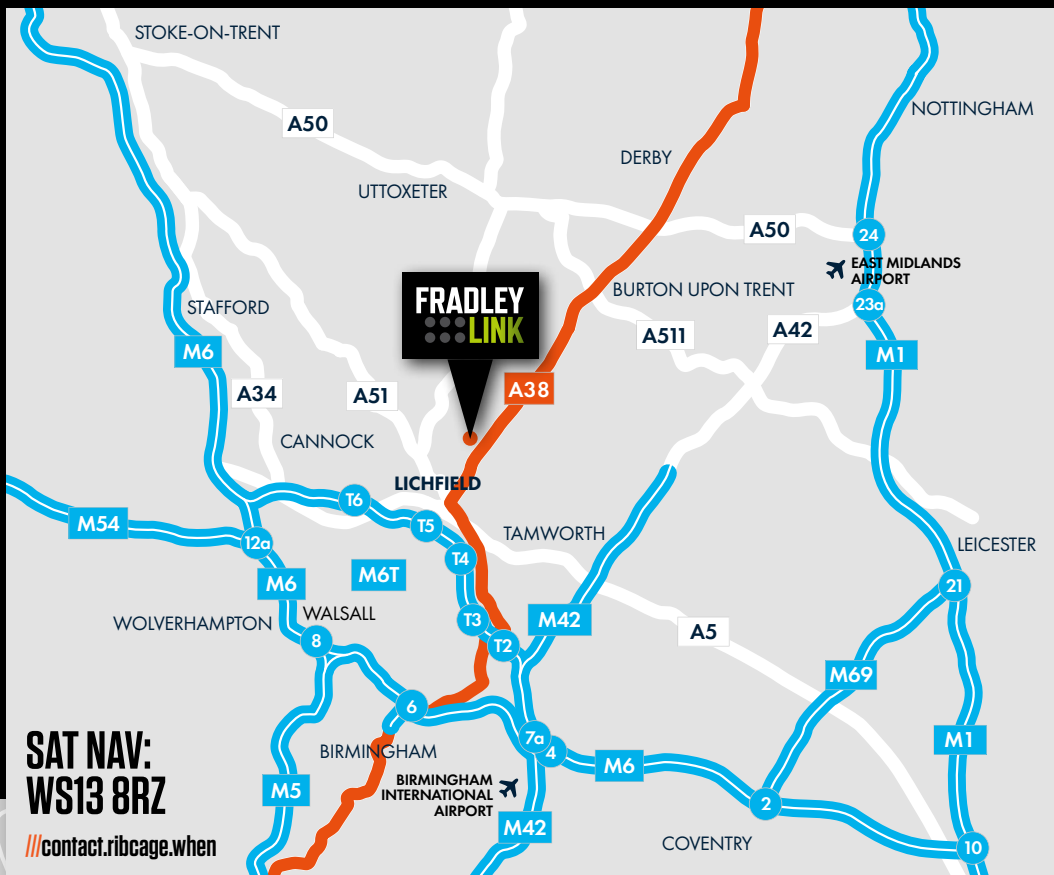
- Feature glazed entrance
- LED lighting
- Passenger lift
- Carpet tiling
- Raised flooring
- Air conditioning

An aerial photograph of an industrial park. The main focus is on two large, modern warehouse buildings. The one on the left is labeled 'LINK 205' and the one in the center is labeled 'LINK 79'. Both buildings have light-colored metal roofs and tan-colored walls. The 'LINK 205' building has several loading docks with white and yellow trailers parked in front. The 'LINK 79' building is a long, rectangular structure. Surrounding the buildings are several parking lots filled with cars and trucks. In the background, there are more industrial buildings, some with solar panels on their roofs. A multi-lane road runs along the bottom of the image, with several trucks and cars driving on it. The area is surrounded by green fields and trees.

LINK 205
204,500 sq ft

LINK 79
78,500 sq ft

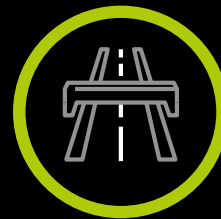
FRADLEY
 **LINK**



SAT NAV:
WS13 8RZ

///contact.ribcage.when

FRADLEY
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A SUPERB LOCATION

- At the heart of the country's motorway network
- Excellent access to M1, M42, M40, M6 and A50
- 4.5 miles to T4 and T5 of M6 Toll Road
- Close to two international airports
- Major railway connections nearby
- Bus services from Lichfield and Burton-on-Trent
- Large employment catchment area

DISTANCES BY DRIVE TIMES AND ROAD

Destination	Distance	Drive time
Leeds	93 miles	1 hr 58 mins
Birmingham	21 miles	33 mins
Manchester	84 miles	1 hr 42 mins
London	125 miles	2hr 46 mins
Nottingham	37 miles	59 mins
Glasgow	285 miles	5hr 33 mins

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A development by

EVANS
property group

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