



Modern Logistics
Warehouse Opportunity

To Let

117,184 sq ft

The Space

The premises is arranged over ground and first floors and provides the following approximate gross internal floor area:

Warehouse

111,313 sq ft
10,341 sq m

FF Offices

5,871 sq ft
545 sq m

Liberty 117
A38 Lichfield
Staffordshire
WS14 9HY

Modern Logistics Warehouse Unit

Highlights

- Established logistics location
- Available immediately
- Full racking installed
- Warehouse lighting

View online at [colliers.com](https://www.colliers.com)

Image taken prior to occup

Description

The premises comprises of a detached clear span steel portal warehouse, which benefits the following specification:

- 10m eaves height
- 4 Dock level doors plus 2 euro dock doors
- 4 Level access doors
- Fully racked and lit – 9,756 pallet locations, 858 shelf locations
- 50kN/m² floor loading capacity
- 157 car parking spaces
- Warehouse lighting
- 50m yard depth

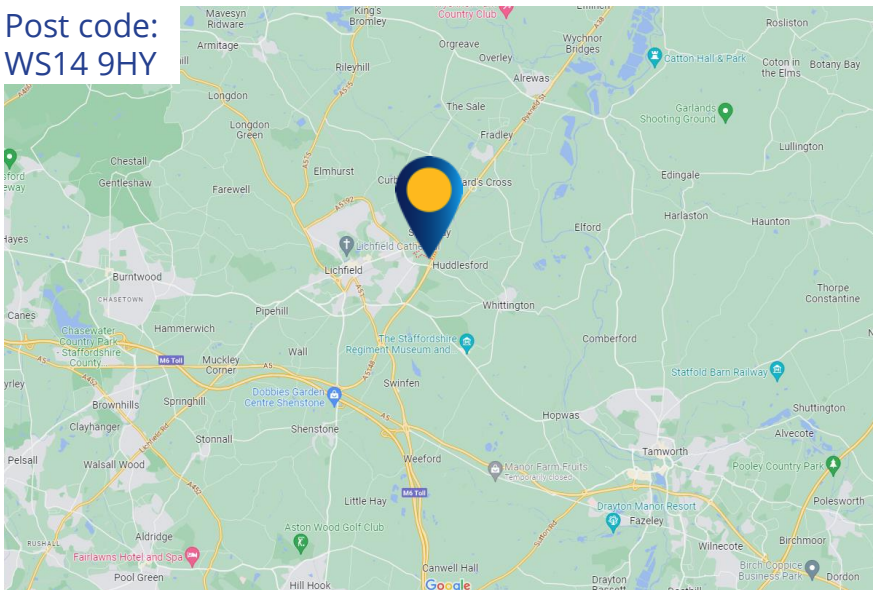
Terms

The unit is available by way of sub-lease or assignment of the existing lease expiring in June 2036.

Energy Performance Certificate

A – 24

Post code:
WS14 9HY



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Location

Located in the heart of the Midlands, Lichfield is situated approximately 16 miles north of Birmingham fronting the A38 and a few minutes' walk from Lichfield Trent Valley train station.

The site provide excellent access to the A38 within a few minutes and is well connected to the M6 Toll (Junctions T4 and T5).

VAT

This property is elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs.

Contacts

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