

Modern Logistics
Warehouse Opportunity

To Let

108,430 sq ft

The Space

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

Warehouse

105,234 sq ft
9,776 sq m

GF Offices

2,959 sq ft
293 sq m

Gatehouse

237 sq ft
22 sq m

FP108

Fradley Park

Lichfield

WS13 8NQ

Modern Logistics Warehouse Unit

Highlights

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

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Description

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

- 10m eaves height
- 6 Dock level doors
- 4 Level access doors
- Fully racked and lit – 8,040 pallet locations, 10,626 shelf spaces
- 50kN/m² floor loading capacity
- 72 car parking spaces
- Warehouse lighting
- 60m yard depth.

Terms

The unit is available by way of sub-lease for a time to be agreed until lease expiry in May 2028.

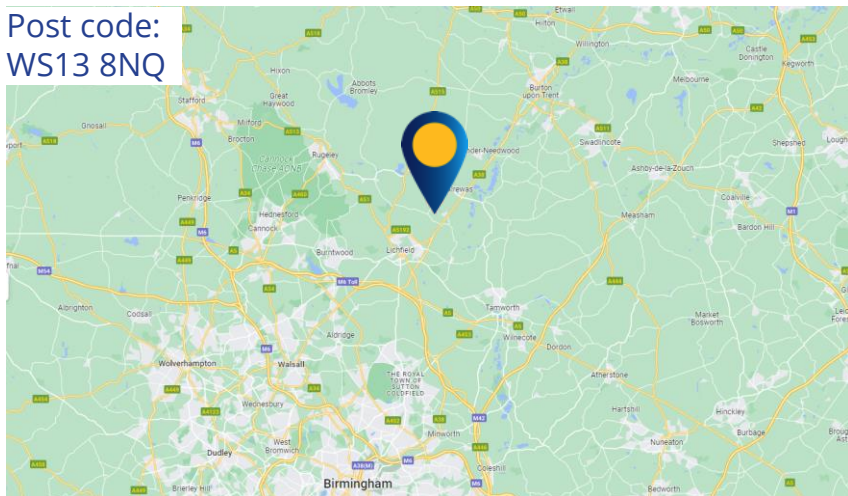
Energy Performance Certificate

B- 32

VAT

This property is elected for VAT.

Post code:
WS13 8NQ



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Location

The property is located off Common Lane on Fradley Park, 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.

Nearby occupiers include Hawkins Logistics, UPN, IMI Norgren, Tesco, Stobart Group, DHL, Faurecia, ASOS and Palletways.

Legal Costs

Each party to be responsible for their own legal costs.

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