

FP55

FRADLEY PARK ■ LICHFIELD ■ WS13 8RY

CANMOOR

FULLY
REFURBISHED



AVAILABLE
IMMEDIATELY



Fully Refurbished Warehouse / Industrial Unit 55,856 sq ft **TO LET**

- Golden triangle location
- Close to M6, M42 and M6 Toll
- BREEAM 'Very Good' and EPC 'A'
- 24/7 hours of operation
- 4 EV charging points
- Suitable for E(g)(iii), B2 and B8

FRADLEY PARK

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FRADLEY PARK

ACCOMMODATION

	sq ft	sq m
Warehouse	50,178	4,661.7
Ground Floor Office	2,914	270.7
1st Floor Office	2,764	256.8
Total	55,856	5,189.2

GIA (GROSS INTERNAL AREA)

SPECIFICATION



8M CLEAR
INTERNAL HEIGHT



UP TO 67M
YARD DEPTH



THREE PHASE
250KVA POWER



4 LEVEL ACCESS
LOADING DOORS



OFFICES



34 PARKING
SPACES



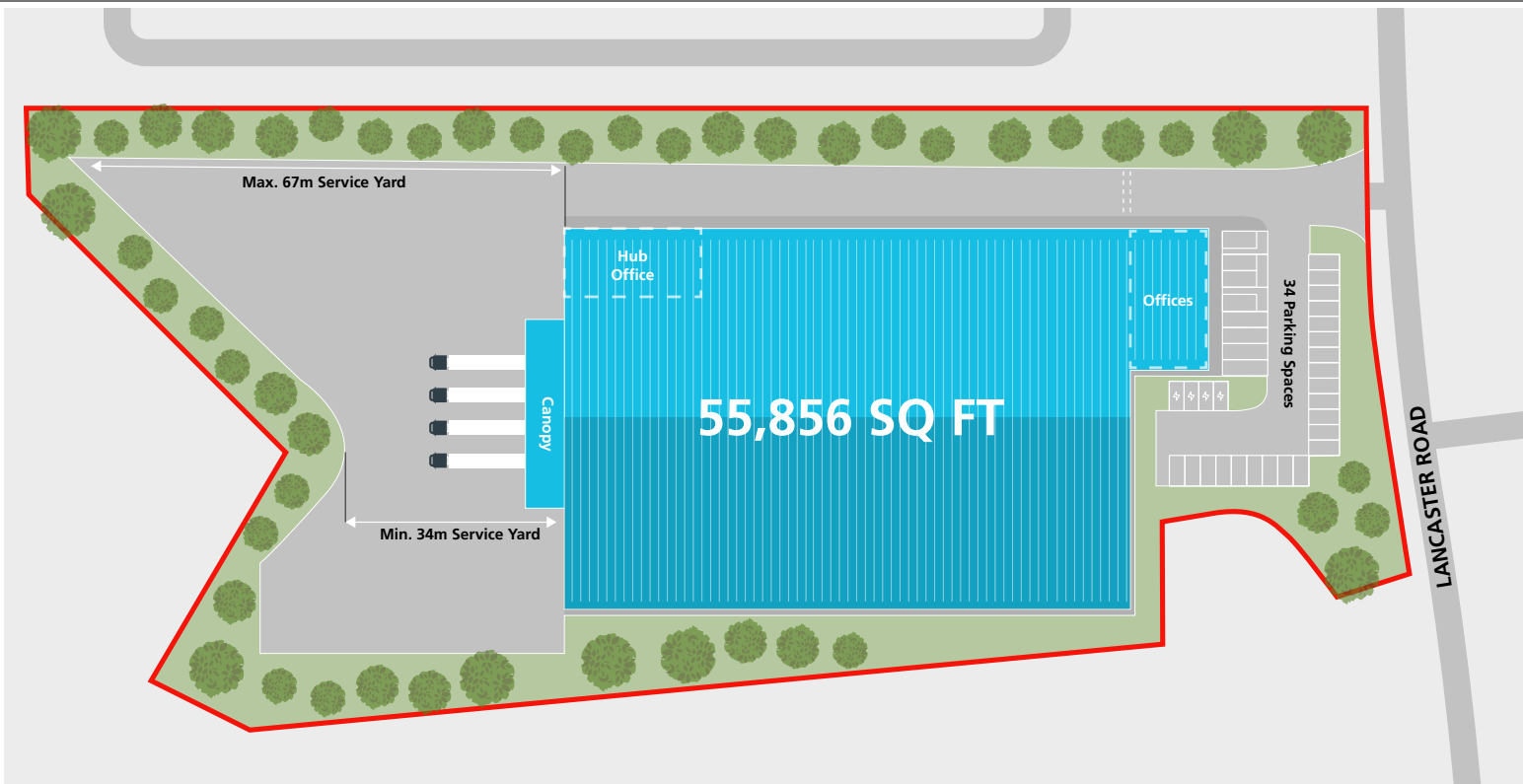
HUB OFFICE, TOILETS
& CANTEEN



WAREHOUSE
HEATING



GATED & FENCED
YARD



ESG CREDENTIALS



EPC
RATING 'A'



SOLAR PVS ON
UNIT ROOF



BREEAM
'VERY GOOD'



LED
LIGHTING



EV
CHARGING



RAINWATER
HARVESTING

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LOCATION

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 industrial distribution and warehousing occupiers.

CONNECTIVITY

Burton Upon Trent	11 miles
Tamworth	12 miles
M42 (J11)	13 miles
Hams Hall	16 miles
M6 (J11A)	17 miles
B'ham Int. Freight Terminal	21 miles
Birmingham	21 miles
M1 (J24)	28 miles

PLANNING

E(g)(iii), B2, B8 use.

BUSINESS RATES

Rateable value £290,000.

TERMS

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

LABOUR SUPPLY



69.8%

of the surrounding population are economically active.



13%

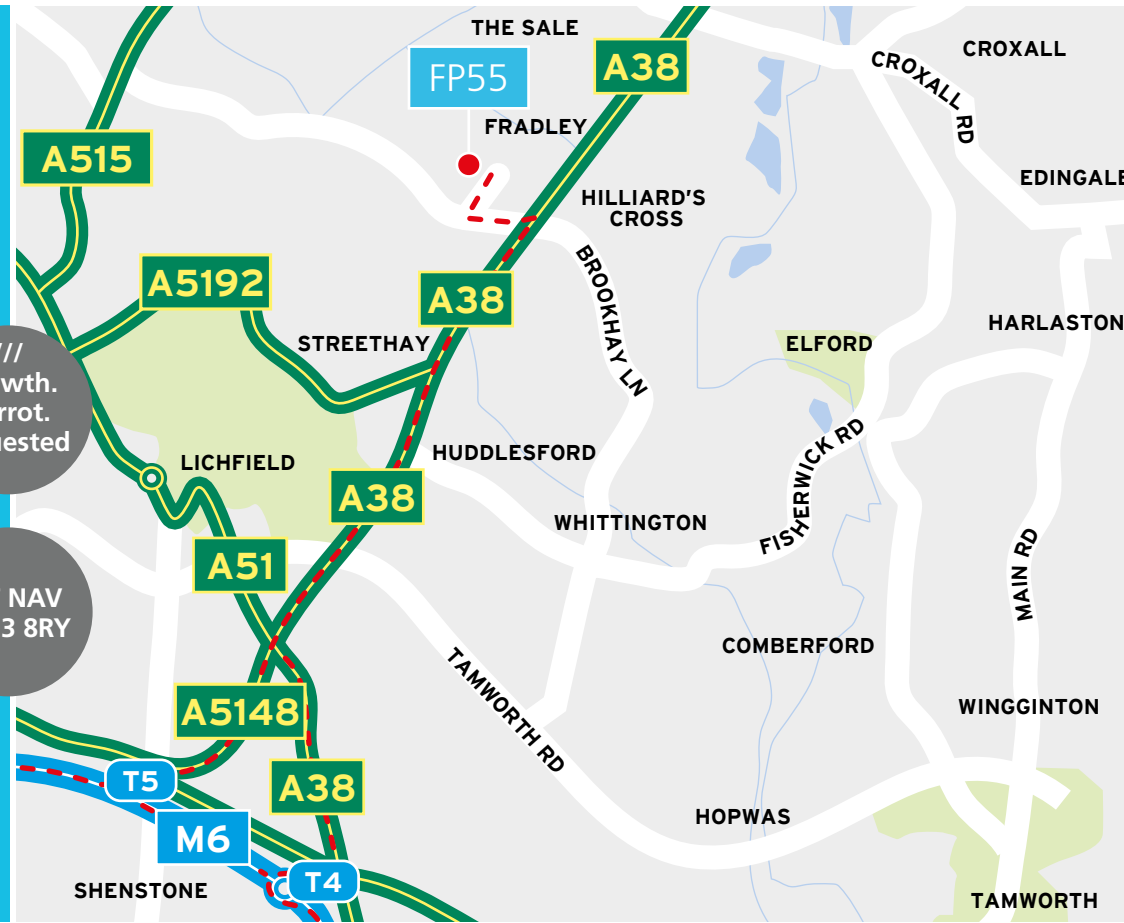
of the local population work in manufacturing.



21,677

people locally are employed in the transport and storage sector.

Source: nomisweb.co.uk



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FURTHER INFORMATION

For further information or availability please contact the joint agents.



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