

FP155

WOOD END LANE ■ FRADLEY PARK ■ LICHFIELD ■ WS13 8NE

CANMOOR



New Industrial / Warehouse Unit 153,700 sq ft **TO LET**

- Prime Midlands Location
- Close to M6, M42 and M6 Toll
- BREEM 'Excellent' and EPC 'A'
- 24/7 hours of operation
- EV charging points
- Suitable for E(g)(iii), B2 and B8 uses
- Gated 50m yard
- Solar PV
- 1000 kVA

FRADLEY PARK

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FRADLEY PARK

ACCOMMODATION

GIA (GROSS INTERNAL AREA)

	sq ft	sq m
Warehouse	146,500	13,610.3
First Floor Office	3,600	334.4
Second Floor Office	3,600	334.4
Total	153,700	14,279.1

SPECIFICATION



15M CLEAR
INTERNAL HEIGHT



UP TO 50M
YARD DEPTH



THREE PHASE
1000KVA POWER



2 LEVEL ACCESS
LOADING DOORS



COMFORT COOLED
OFFICES



176 PARKING
SPACES



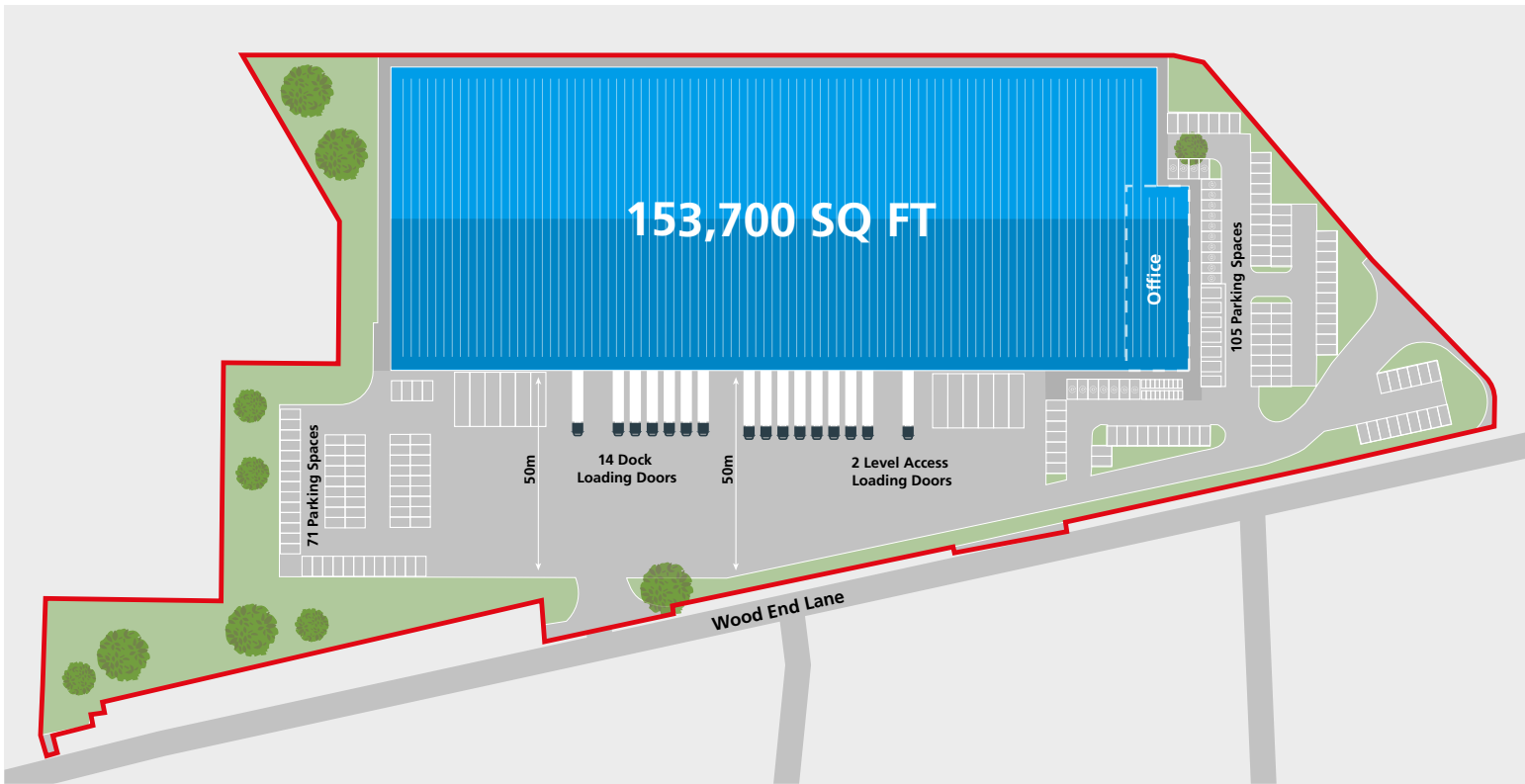
14 DOCK
LOADING DOORS



10% ROOF
LIGHTS



GATED & FENCED
YARD



ESG CREDENTIALS



EPC
RATING 'A'



ROOF MOUNTED
PV SYSTEM



LANDSCAPED
ENVIRONMENT



BREEAM
'EXCELLENT'



LED
LIGHTING



EV
CHARGING

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LOCATION

Located at the center of the country's extensive motorway network, the site sits a mere 4.5 miles away from T4 and T5 of the M6 Toll Road. It boasts exceptional connectivity to major routes such as the M1, M42, M40, M6, and A50 through the A38. Additionally, the site is conveniently positioned near Birmingham International and East Midlands airports, facilitating easy access to domestic and international travel.

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.



1,063,246
potential workers within 30 minutes' drive of Lichfield, Burton & Birmingham.

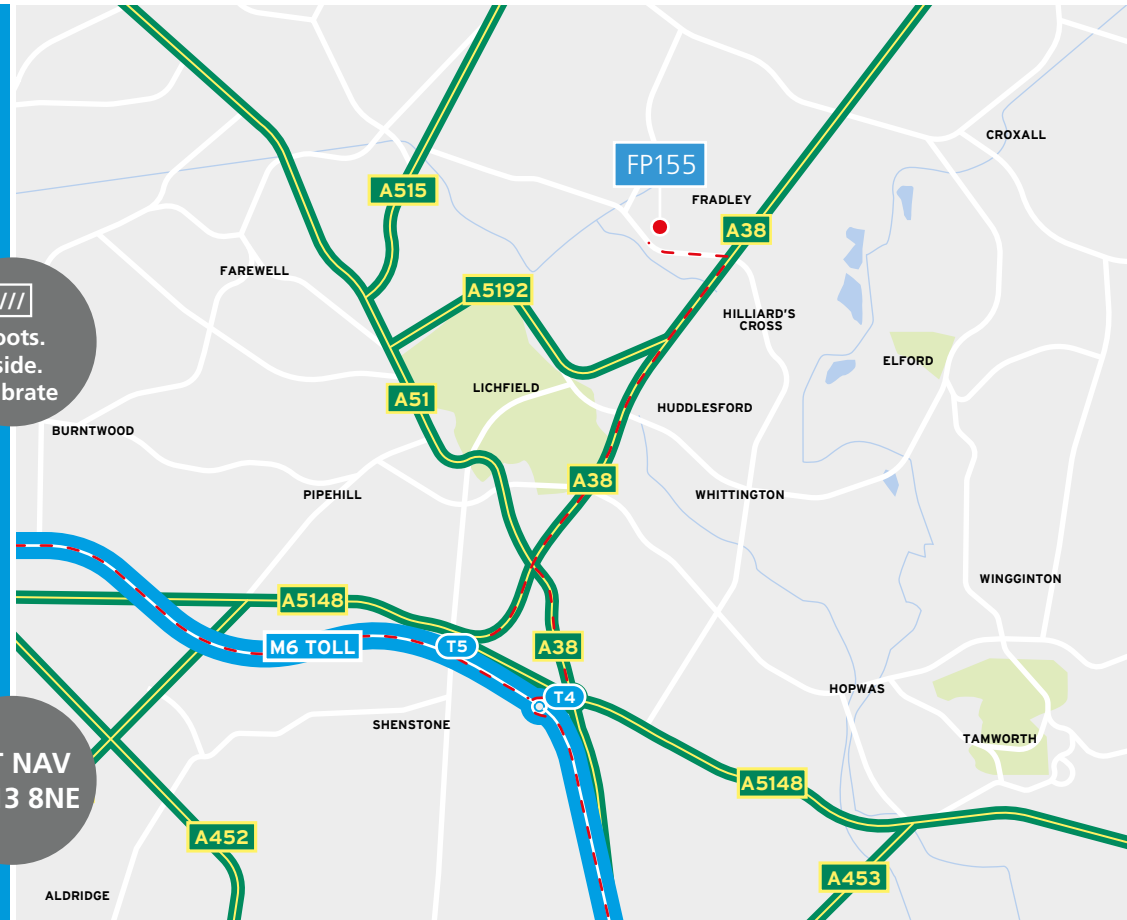
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PLANNING

E(g)(iii), B2 & B8 uses.

///
boots.
aside.
calibrate

SAT NAV
WS13 8NE



CONNECTIVITY

A38	1 mile
Lichfield	6 miles
Burton Upon Trent	11 miles
Tamworth	12 miles
M42 (J11)	13 miles
Hams Hall	16 miles
M6 (Toll)	16 miles
B'ham Int. Freight Terminal	21 miles
East Midlands Airport	30 miles
Birmingham	21 miles
M1 (J24)	28 miles

FURTHER INFORMATION

For further information or availability please contact the joint agents.



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TERMS

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