

FP55

LANCASTER ROAD ■ FRADLEY PARK ■ LICHFIELD ■ WS13 8RY

CANMOOR

FULLY
REFURBISHED



AVAILABLE
IMMEDIATELY



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

- Golden triangle location
- Close to M6, M42 and M6 Toll
- BREEM 'Very Good' and EPC 'A'
- 24/7 hours of operation
- 4 EV charging points
- Suitable for E(g)(iii), B2 and B8 uses
- Secure yard
- Solar PV array
- Rainwater harvesting

FRADLEY PARK

FP55

LANCASTER ROAD ■ FRADLEY PARK ■ LICHFIELD ■ WS13 8RY



FRADLEY PARK

ACCOMMODATION

GIA (GROSS INTERNAL AREA)

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

SPECIFICATION



8M CLEAR
INTERNAL HEIGHT



UP TO 67M
YARD DEPTH



THREE PHASE
250KVA POWER



4 LEVEL ACCESS
LOADING DOORS



COMFORT COOLED
OFFICES



34 PARKING
SPACES



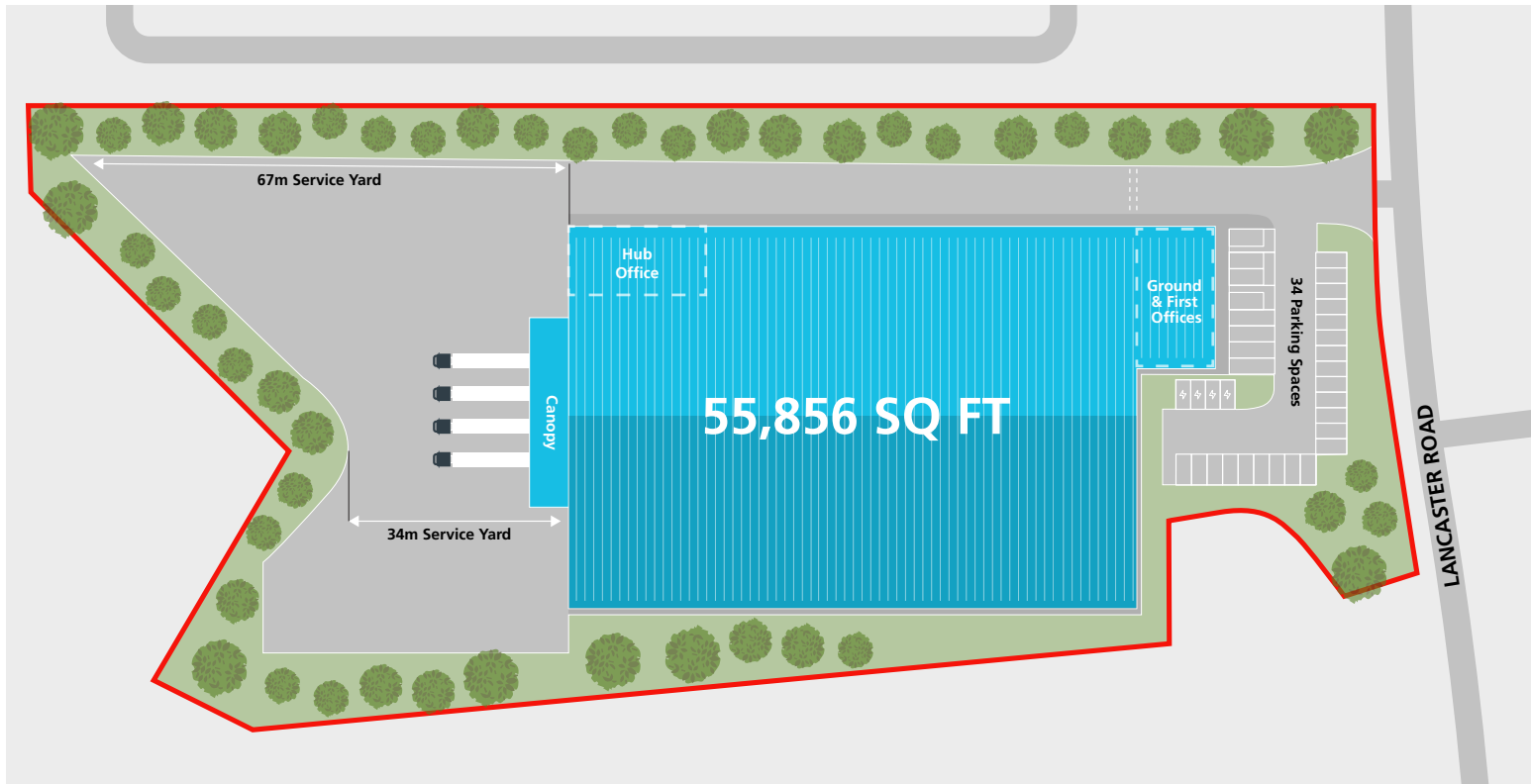
HUB OFFICE, TOILETS
& CANTEEN



WAREHOUSE
HEATING



GATED & FENCED
YARD



ESG CREDENTIALS



EPC
RATING 'A'



ROOF MOUNTED
PV SYSTEM



BREEAM
'VERY GOOD'



LED
LIGHTING



EV
CHARGING



RAINWATER
HARVESTING

FP55

LANCASTER ROAD ■ FRADLEY PARK ■ LICHFIELD ■ WS13 8RY



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

Lichfield	6 miles
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 uses.

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%

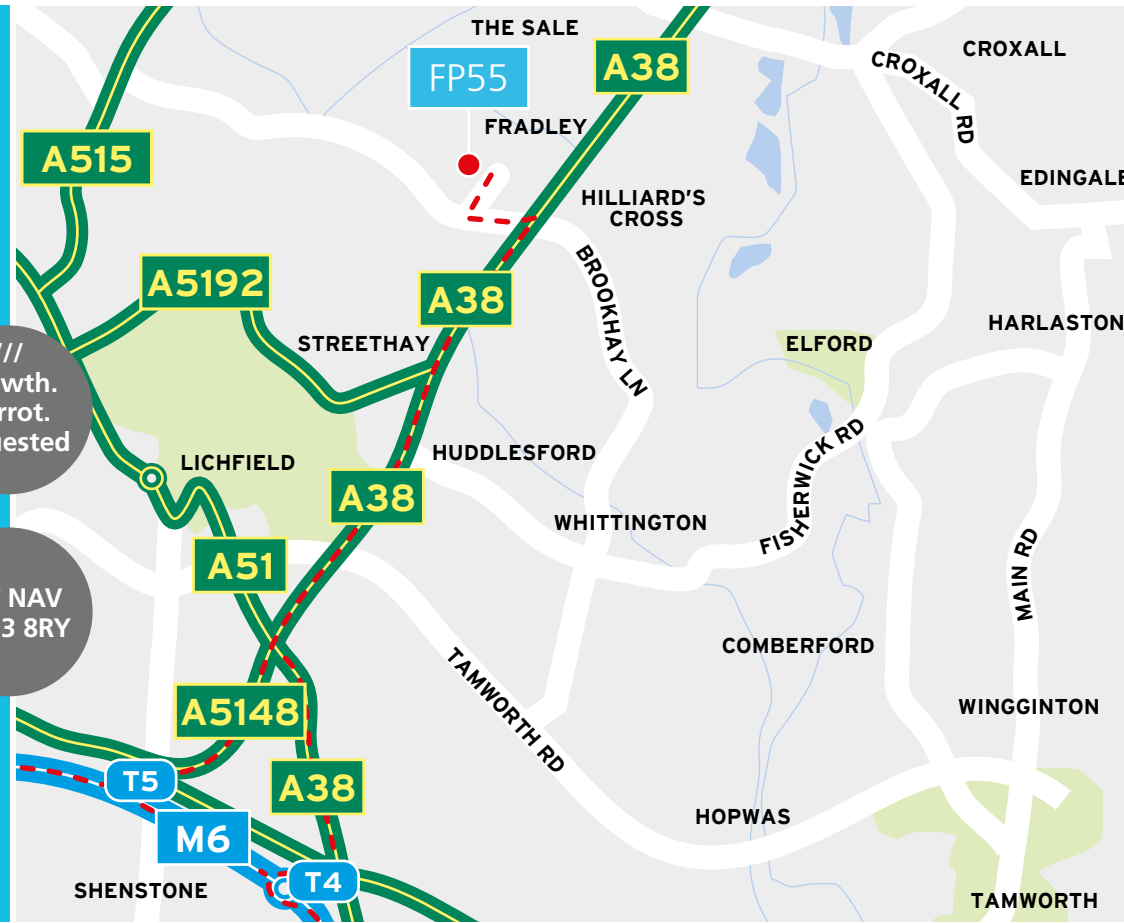
of the local population work in manufacturing.



21,677

people locally are employed in the transport and storage sector.

Source: nomisweb.co.uk



/// growth. parrot. requested

SAT NAV WS13 8RY

FURTHER INFORMATION

For further information or availability please contact the joint agents.

**AVISON
YOUNG**
0121 236 8236

David Willmer
david.willmer@avisonyoung.com
07831 820 651

Alex Thompson
alex.thompson@avisonyoung.com
07780 257 156

**Lambert
Smith
Hampton**
0121 236 2066

Richard Meering
rmeering@lsh.co.uk
07538 881 997

Alex Eagleton
aeagleton@lsh.co.uk
07594 509 011

**Knight
Frank**
Birmingham
0121 200 2220
KnightFrank.co.uk

James Clements
james.clements@knightfrank.com
07436 165 015

Edward Kennerley
edward.kennerley@knightfrank.com
07972 187 779