

FP155

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

CANMOOR



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

- Prime Midlands location
- Close to M6, M42 and M6 Toll
- BREEAM 'Excellent' and EPC 'A'
- 24/7 hours of operation
- Solar PV and EV charging points
- Suitable for E(g)(iii), B2 and B8 uses
- Gated 50m yard
- 12.5m clear internal height
- 1 MVA

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




12.5M CLEAR
INTERNAL HEIGHT




UP TO 50M
YARD DEPTH




THREE PHASE
1 MVA POWER




2 LEVEL ACCESS
LOADING DOORS




COMFORT COOLED
OFFICES




130 PARKING
SPACES



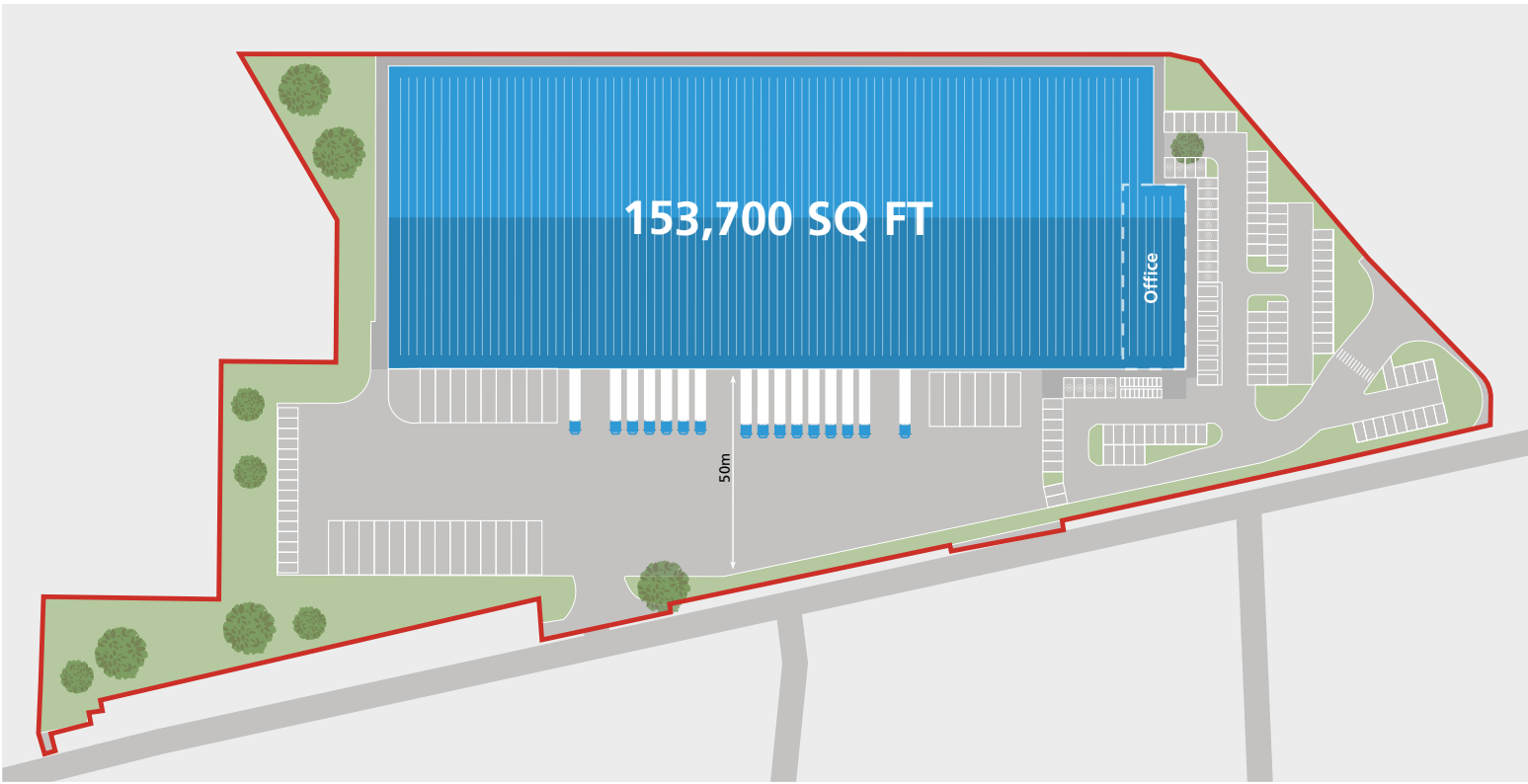
14 DOCK
LOADING DOORS



50 KN PER SQ M
FLOOR LOADING



GATED & FENCED
YARD



ESG CREDENTIALS



EPC
RATING 'A'



10% ROOF
LIGHTS



97.5KW ROOF MOUNTED
PV SYSTEM



BREEAM
'EXCELLENT'



LED
LIGHTING



21 EV
CHARGING SPACES

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LOCATION

Located at the centre of the country's extensive motorway network, the site sits just 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.

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
Birmingham	21 miles
M1 (J24)	28 miles
East Midlands Airport	30 miles

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.

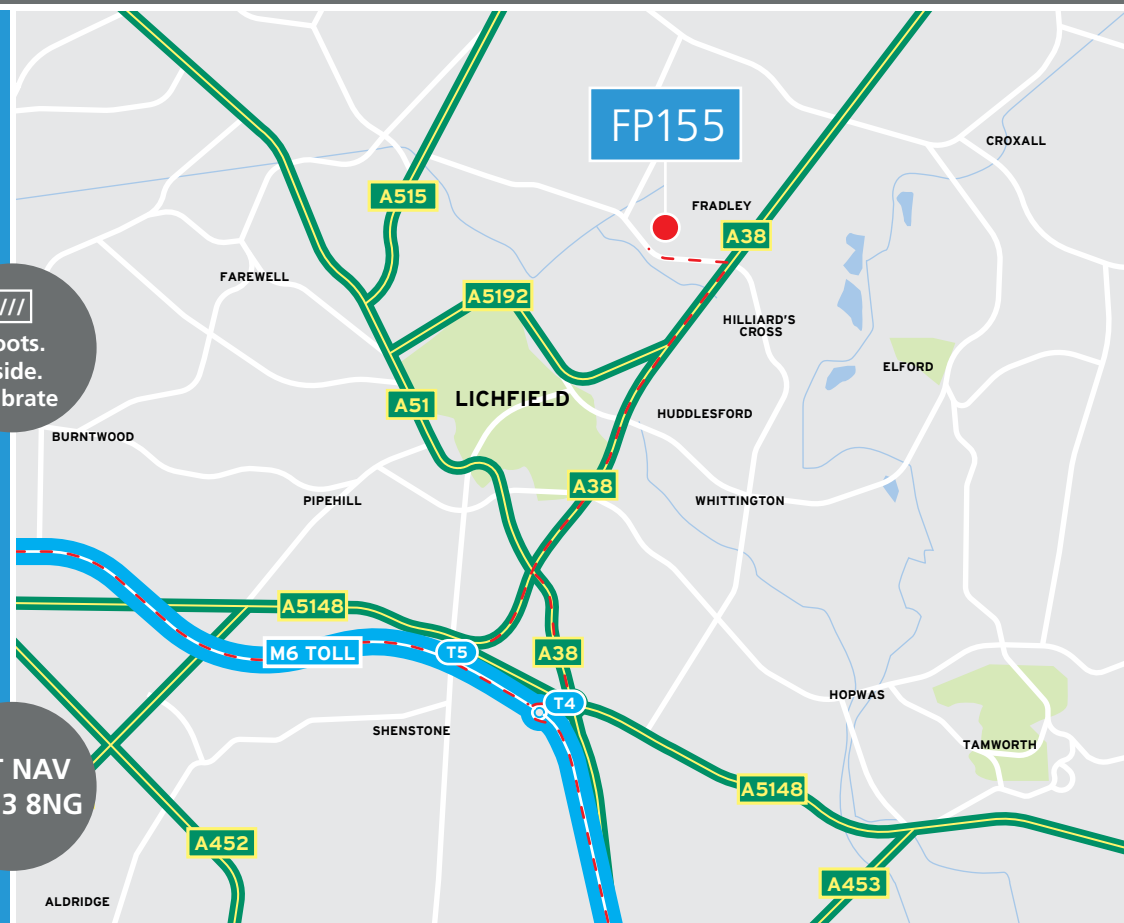
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PLANNING

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

///
boots.
aside.
calibrate

SAT NAV
WS13 8NG



FURTHER INFORMATION

For further information or availability please contact the joint agents.

TERMS

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



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