

# 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
- BREEAM '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



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# 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
<b>Total GIA</b>	<b>55,856</b>	<b>5,189.2</b>

## 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



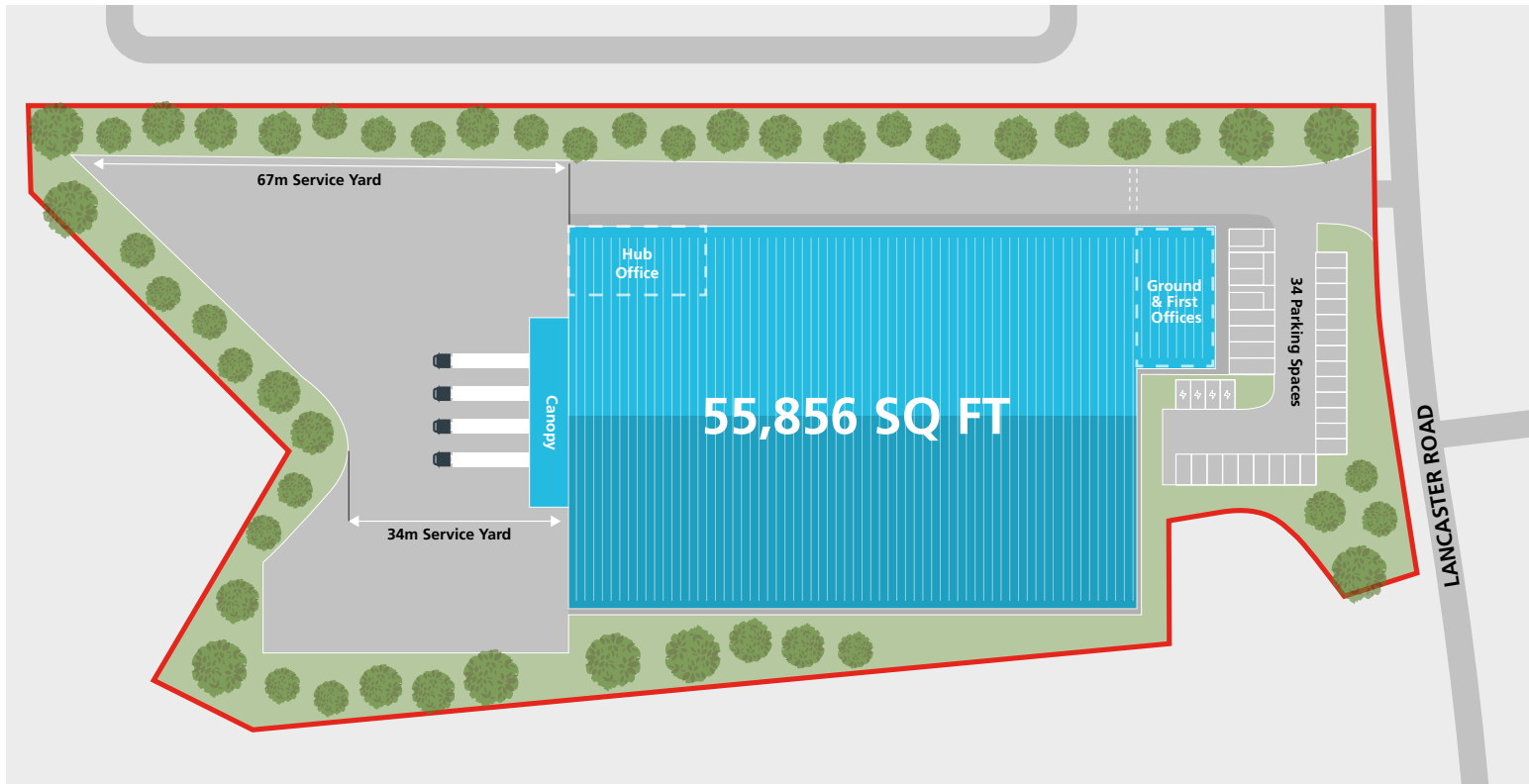
HUB OFFICE, TOILETS  
& CANTEEN



WAREHOUSE  
HEATING



GATED & FENCED  
YARD



## ESG CREDENTIALS



EPC  
RATING 'A+'



ROOF MOUNTED  
PV SYSTEM



BREEAM  
'VERY GOOD'



LED  
LIGHTING



EV  
CHARGING



RAINWATER  
HARVESTING

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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.

## 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

## 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.

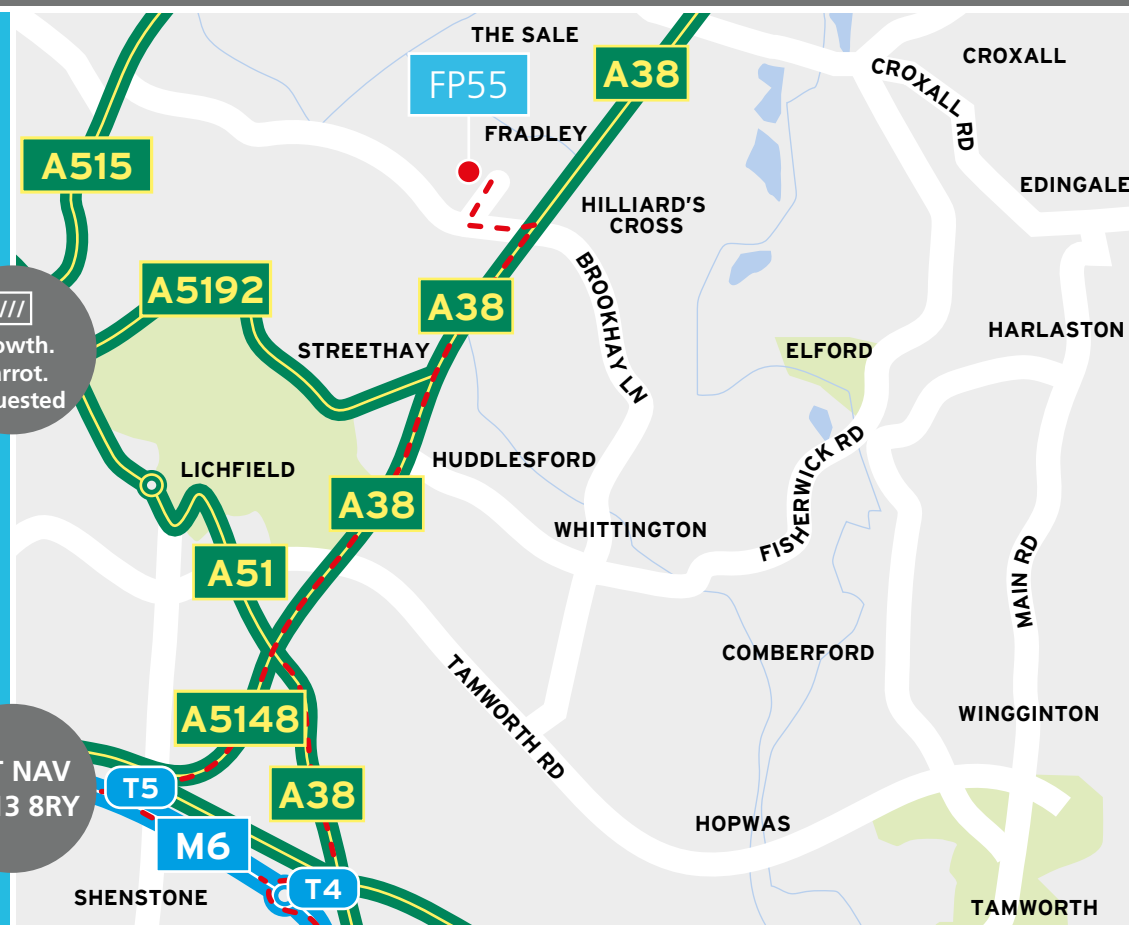
Source: nomisweb.co.uk

## PLANNING

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

growth.  
parrot.  
requested

SAT NAV  
WS13 8RY



## 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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