

FP155

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

CANMOOR



AVAILABLE
NOW



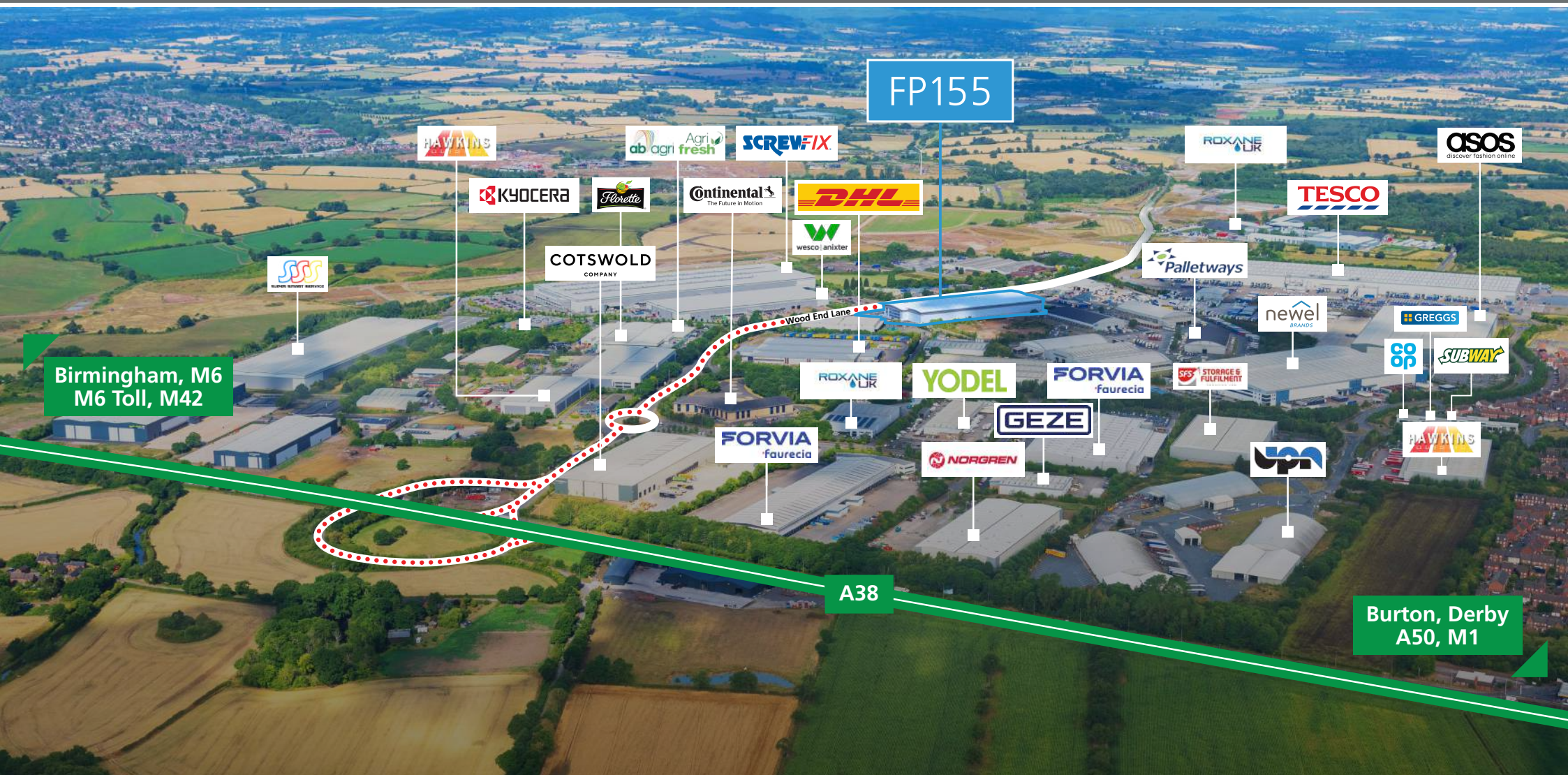
Grade A Industrial / Warehouse Unit 153,750 sq ft **TO LET**

- Prime Midlands location
- BREEAM 'Excellent' and EPC 'A'
- Solar PV and EV charging points
- 1 MVA of power
- Additional 4.6 acres available
- Up to 50m yard depth

FRADLEY PARK

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FRADLEY PARK

ESG CREDENTIALS

Sustainability is a key priority at Fradley Park, with the scheme designed to meet high environmental standards while supporting occupier efficiency and wellbeing. Key features include:



EPC
RATING 'A'



APPROXIMATELY 10%
ROOF LIGHTS



BREEAM
'EXCELLENT'



97.5KW ROOF MOUNTED
PV SYSTEM



LED
LIGHTING



20 EV
CHARGING SPACES

ADDITIONAL HGV PARKING

Additional planning for a 120 space lorry park land available by separate negotiation with planning consent in place.



120 SPACE
LORRY PARK



ADDITIONAL 4.6
ACRES AVAILABLE



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ACCOMMODATION

GIA (GROSS INTERNAL AREA)

	sq ft	sq m
Warehouse	146,591	13,618.8
First Floor Office	3,588	333.3
Second Floor Office	3,571	331.8
Total	153,750	14,283.9

SPECIFICATION



MINIMUM 12.5M
CLEAR INTERNAL HEIGHT



UP TO 50M
YARD DEPTH



THREE PHASE
1 MVA POWER



2 LEVEL ACCESS
LOADING DOORS



COMFORT COOLED
OFFICES



90 PARKING
SPACES



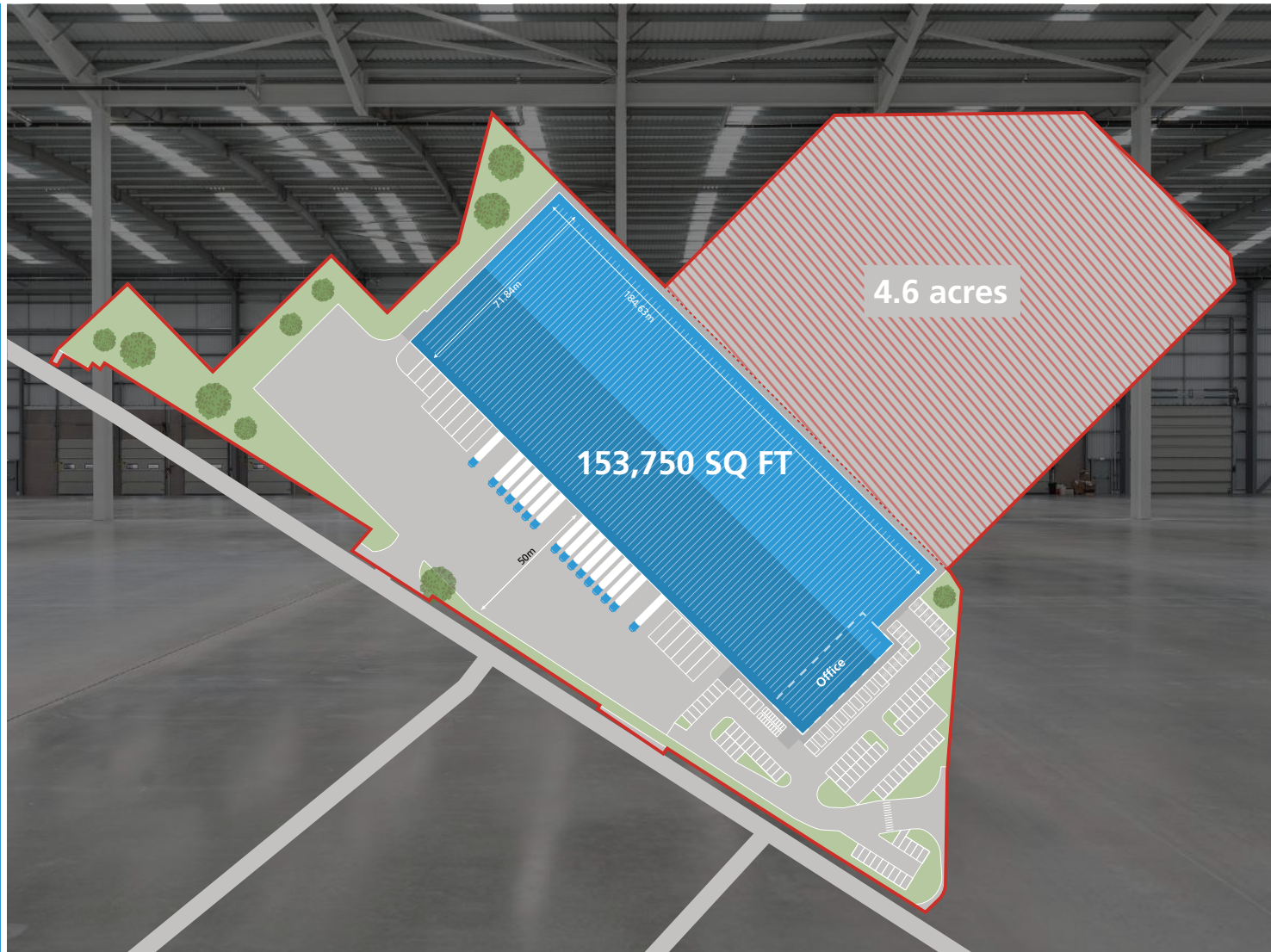
14 DOCK
LOADING DOORS



50 KN PER SQ M
FLOOR LOADING



GATED & FENCED
YARD



FRADLEY PARK

WHY FRADLEY PARK?

Fradley Park is a prime logistics and industrial hub, strategically located near Lichfield in the heart of the Midlands. The latest development delivers a modern, high-quality unit set within a well established business park, offering strong ESG credentials and future-ready space.

Surrounded by major occupiers and landscaped environments, the scheme provides excellent access to the A38, M6 Toll, and wider motorway network, with key freight and airport links nearby, making it a top-tier location for modern business.



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LOCATION

Strategically located at the heart of the UK's motorway network, the site is just 4.5 miles from T4 and T5 of the M6 Toll. Fradley Park offers immediate access to the A38 and seamless connectivity to major routes including the M1, M42, M40, M6, and A50. Its proximity to Birmingham International and East Midlands airports further enhances its appeal for both domestic distribution and international logistics.

CONNECTIVITY

A38	1 mile
M6 Toll Road (T5)	5 miles
M6 Toll Road (T4)	6 miles
Lichfield	6 miles
Burton Upon Trent	11 miles
M42 (J11)	13 miles
M6 (J7A)	16 miles
B'ham Int. Freight Terminal	21 miles
Birmingham City Centre	21 miles
M1 (J24)	28 miles
East Midlands Airport	30 miles

LABOUR SUPPLY



13%
of the local workforce is employed in manufacturing.



21,677
An additional 21,677 people work in the transport and storage sector.

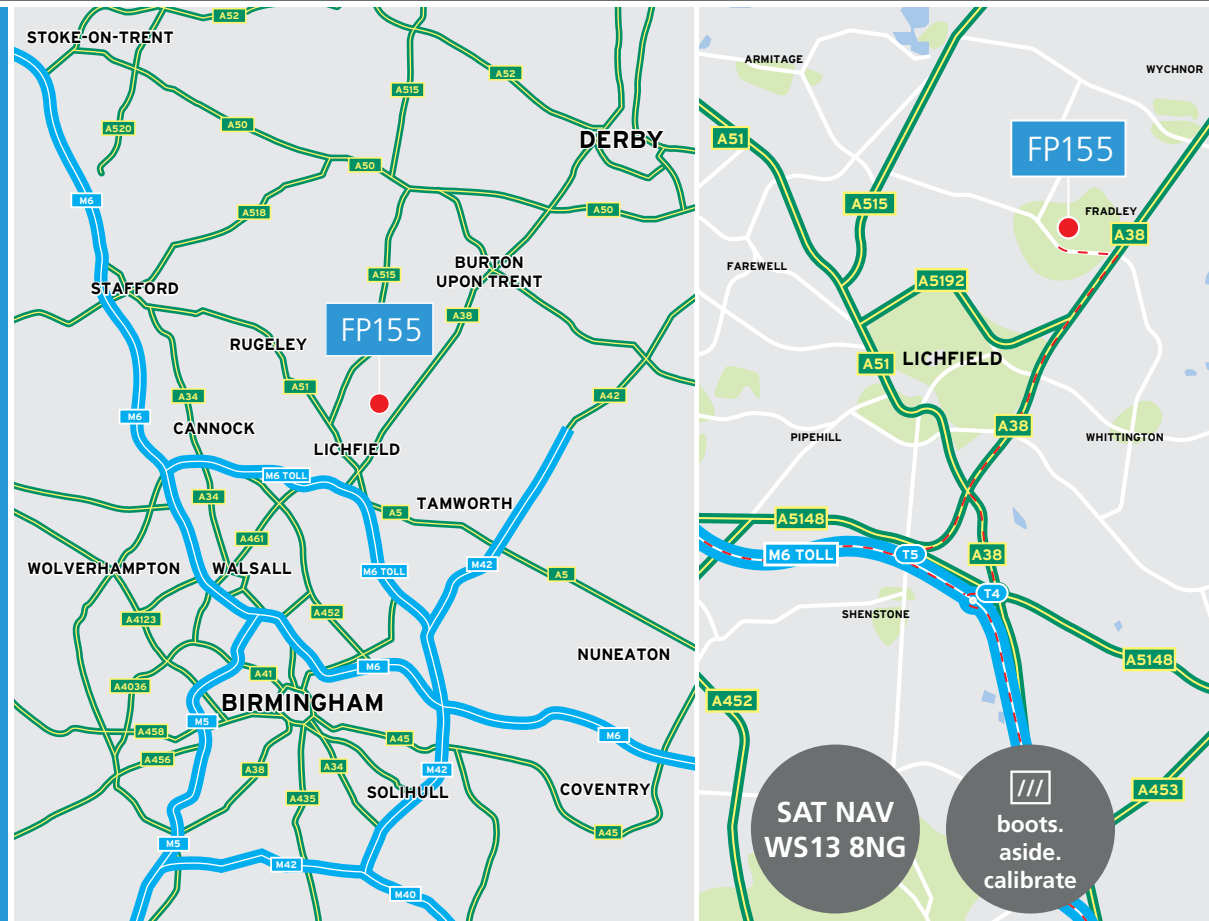


OVER 1 MILLION
people live within a 30-minute drive of Lichfield, Burton, and Birmingham.

Source: nomisweb.co.uk

PLANNING

The unit benefits from planning consent for E(g)(iii), B2, and B8 uses.



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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canmoor-fradley.com

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