

# FP155

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

CANMOOR



4.6 acres  
of additional land



AVAILABLE  
NOW



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

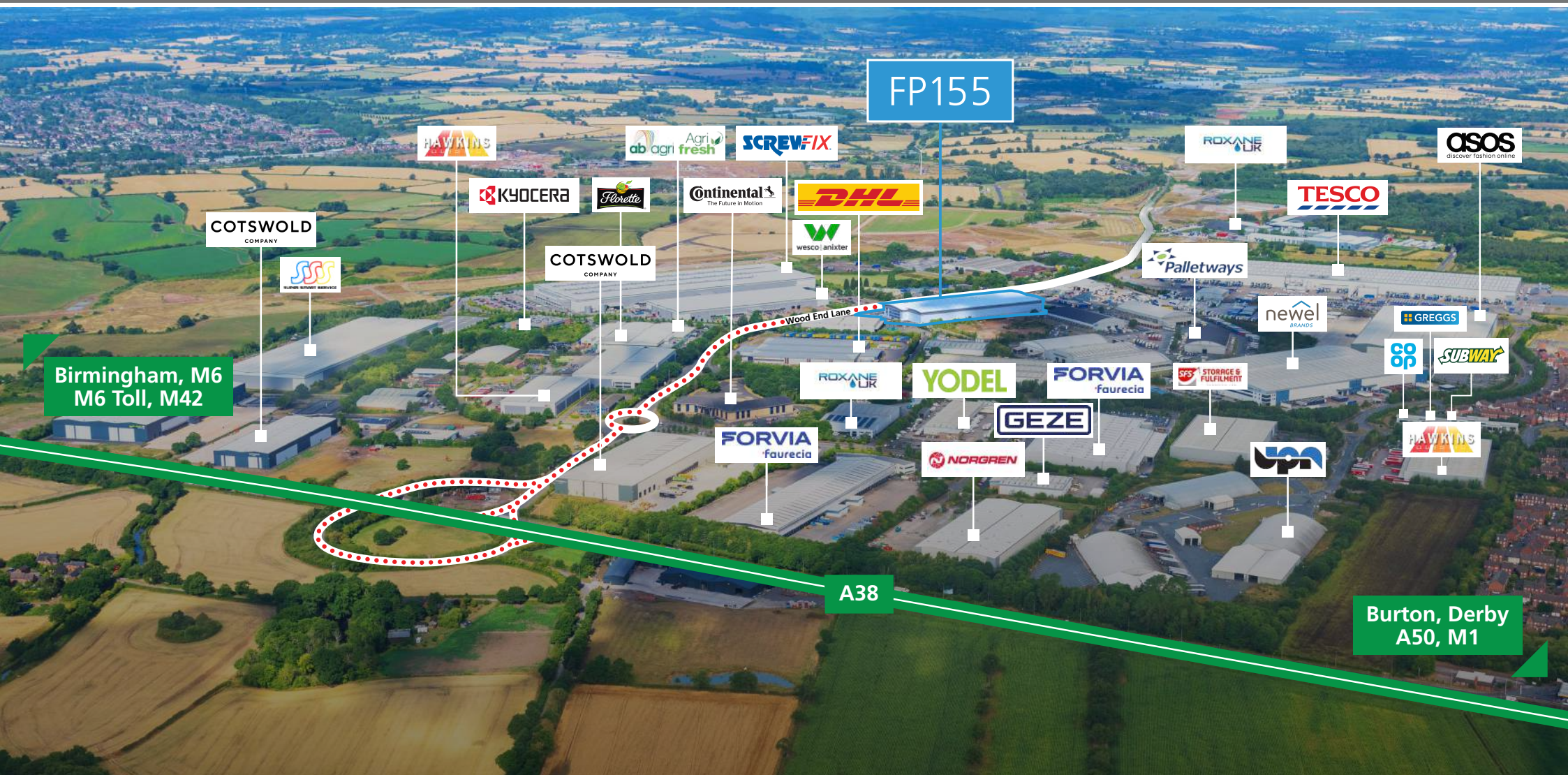
- Prime Midlands location
- BREEAM 'Excellent' and EPC 'A'
- Solar PV and EV charging points
- 1 MVA of power
- 50m yard
- Additional 4.6 acres available

# FRADLEY PARK



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## FRADLEY PARK



## ESG CREDENTIALS

Sustainability is a key priority at Fradley Park, with the development 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

An additional 4.6 acres of land with planning permission for a 120 space lorry park is available by way of separate negotiation.



120 SPACE  
LORRY PARK



ADDITIONAL 4.6  
ACRES AVAILABLE



SECURED, LIT,  
GATED



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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
<b>Total</b>	<b>153,750</b>	<b>14,283.9</b>

## SPECIFICATION



12.5M CLEAR  
INTERNAL HEIGHT



50M  
YARD DEPTH



THREE PHASE  
1 MVA POWER



2 LEVEL ACCESS  
LOADING DOORS



COMFORT COOLED  
OFFICES



111 PARKING  
SPACES



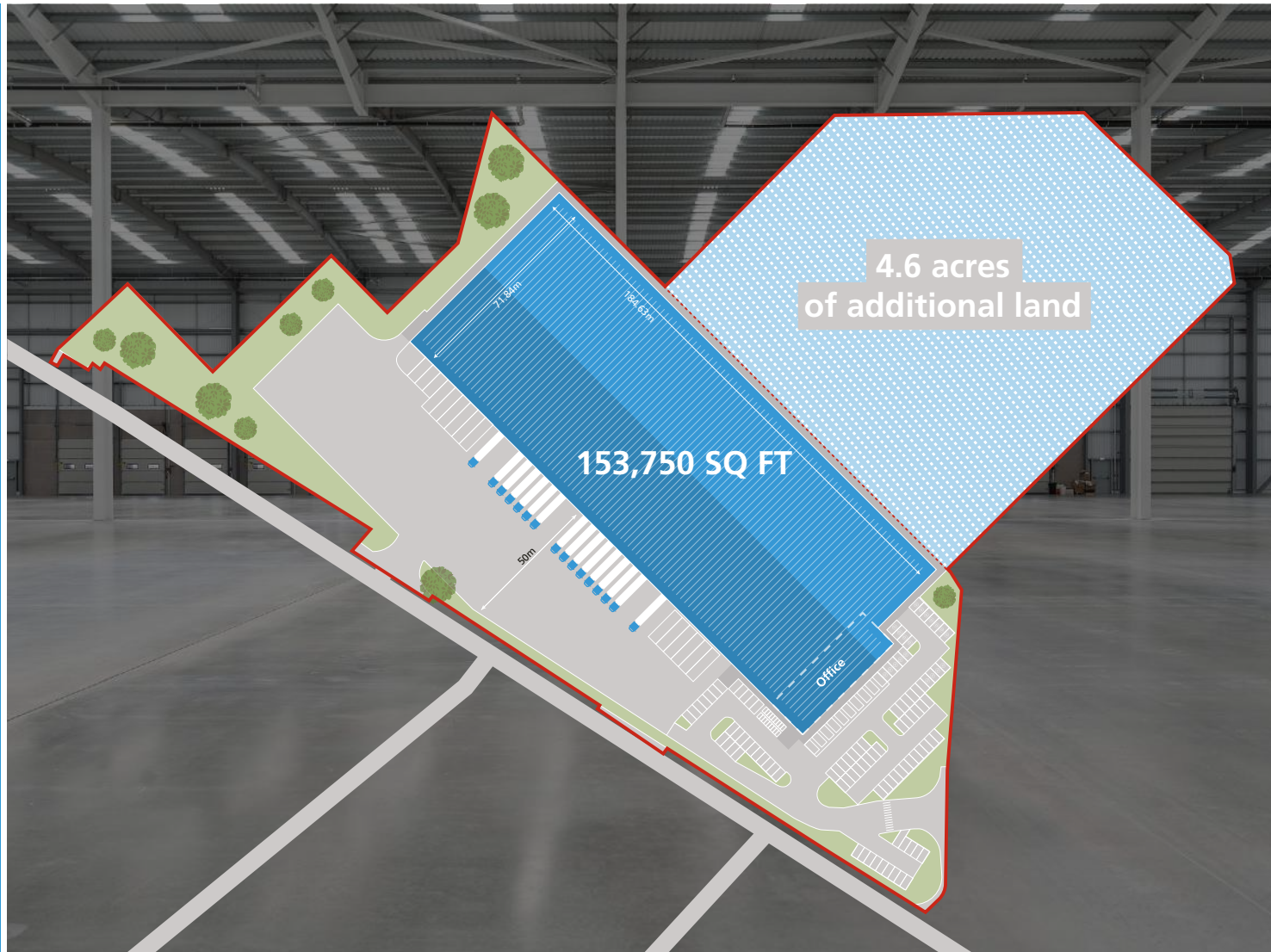
14 DOCK  
LOADING DOORS



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 building set within a well established business park, offering strong ESG credentials and future-ready space.

Surrounded by major occupiers and landscaped environments, the development 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 businesses.



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## LOCATION

Strategically located at the heart of the UK's motorway network, FP155 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.

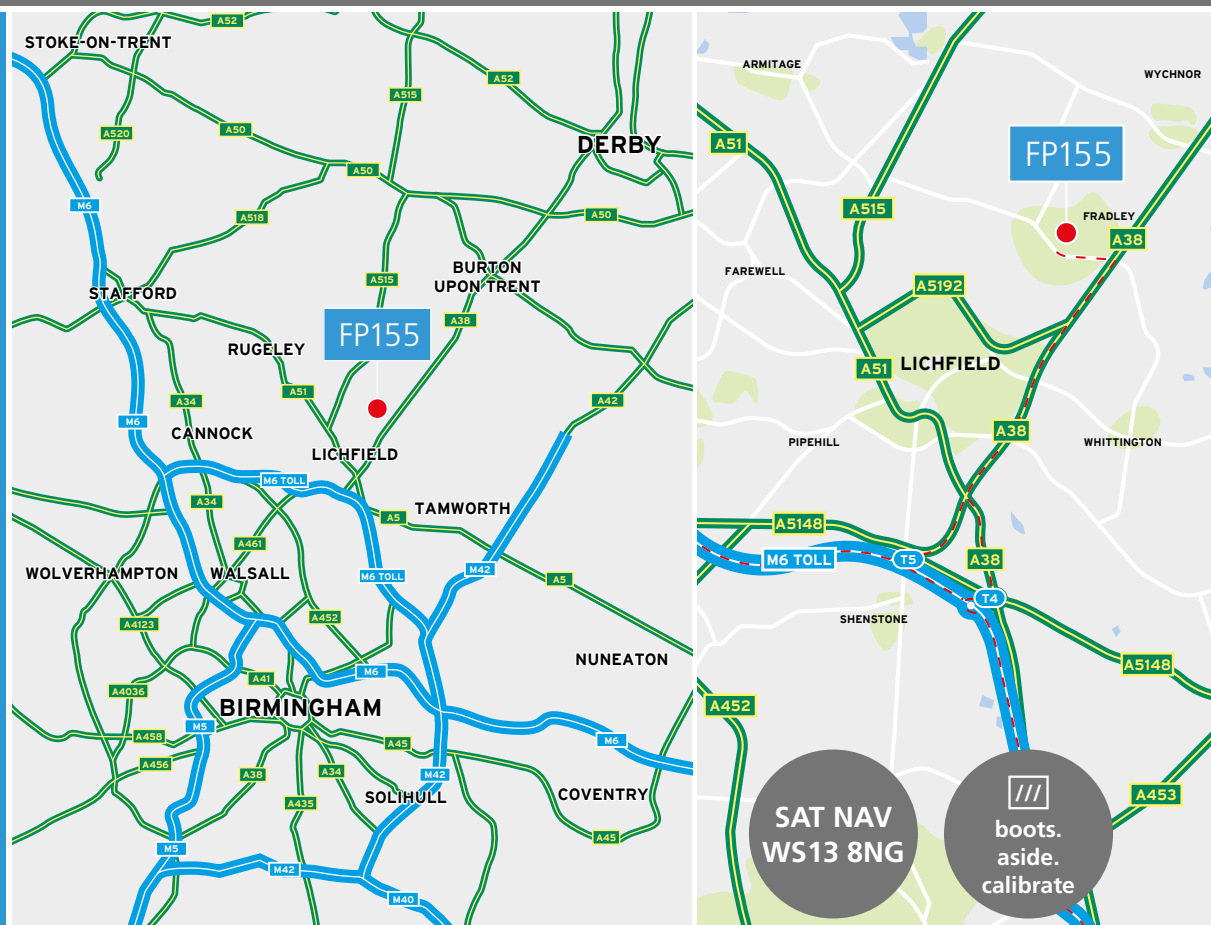


**OVER 1 MILLION**  
people live within a  
30-minute drive of Lichfield,  
Burton, and Birmingham.

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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