



F R A D L E Y P A R K P R O U D L Y P R E S E N T S

THE  
**WELLINGTON**  
**TRILOGY**

TO LET

**NEW UNITS 50,000 SQ FT, 60,000 SQ FT & 70,000 SQ FT**

AVAILABLE Q1 2020

**THEWELLINGTONTRILOGY.COM**

# Fradley Park Overview

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 distribution, warehousing and manufacturing.

Occupiers include DHL, Tile Giant, Faurecia, Screwfix, IMI Norgren, Stobart, Newell Rubbermaid and Tesco.

## Diversity

The Wellington Trilogy benefits from B1(c) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) uses, making it suitable for all Industrial and Logistics operations seeking a centrally located facility.

## Finding the right people

There are an estimated 1,000,000 people of working age within a 30 minute drive of Lichfield, with wage rates for Industrial/Distribution related jobs in the Staffordshire area typically below the wider Midlands and UK averages.

More detail on Labour Stats can be found at [makeitstokestaffs.co.uk](http://makeitstokestaffs.co.uk)

[thewellingtontrilogy.com](http://thewellingtontrilogy.com)

## Lichfield Population



Total Population

**103,100**



Population aged 16-64

**61,600**

Source: ONS Population estimates - local authority based by five year age band (2016)

## Population within a 10, 20 and 30 minute drive time



**32,688**



**286,864**



**1,004,894**

CG ROXANE

GORSE LANE

TESCO

Palletways

WOOD END LANE

230  
From My Kwik Logistics

Palletways

Newell Rubbermaid

HALIFAX AVENUE

Sirling  
LUMBER

The co-operative food

Tie Giant

smart

premier nutrition  
FOR YOUR HEALTH AND WELLBEING

GEODIS

COMMON LANE

faurecia

faurecia

HOME  
SOLUTIONS

profine

BLENHIM WAY

GEZE

A38 TO BURTON & NOTTINGHAM

SCREWFIX

ANIXER

DHL  
Express

Continental  
The Future is Motion

NORGREN

Stobart Group

Florette

LSC  
Group

LANCASTER ROAD

WOOD END LANE

Environment Agency

WELLINGTON CRESCENT

HILLIARDS CROSS

# THE WELLINGTON TRILOGY

A38 TO LICHFIELD & BIRMINGHAM

A38



# THE WELLINGTON TRILOGY

**The Wellington Trilogy** draws on the heritage of **Fradley Park**, and its former life as RAF Lichfield, through the naming of the units.

**Pegasus**, **Perseus** and **Merlin** were pioneering aircraft engines of their day with those individuals operating them at the top of their game.

**The Wellington Trilogy** at **Fradley Park** draws on this in terms of the market leading specification on offer which will help those companies operating from them to excel within their marketplace.

**The Wellington Trilogy** is targeting the Mid-Box Industrial and Logistics market and is being developed in a proven and established location.

**Superbly located** with excellent access to the region's motorway network and main arterial routes.

The success and appeal of **Fradley Park** over the years can largely be attributed to its ability to adapt and accommodate the core requirements of prevailing market sectors.

**The Wellington Trilogy** acknowledges the traditional requirements of the Industrial and Logistics Mid-Box market, and exceeds them in terms of eaves heights and yard depths.

A market leading specification in the Midlands – *Truly Pioneering*

# Perseus 60

at fradley park

## 60,000 SQ FT

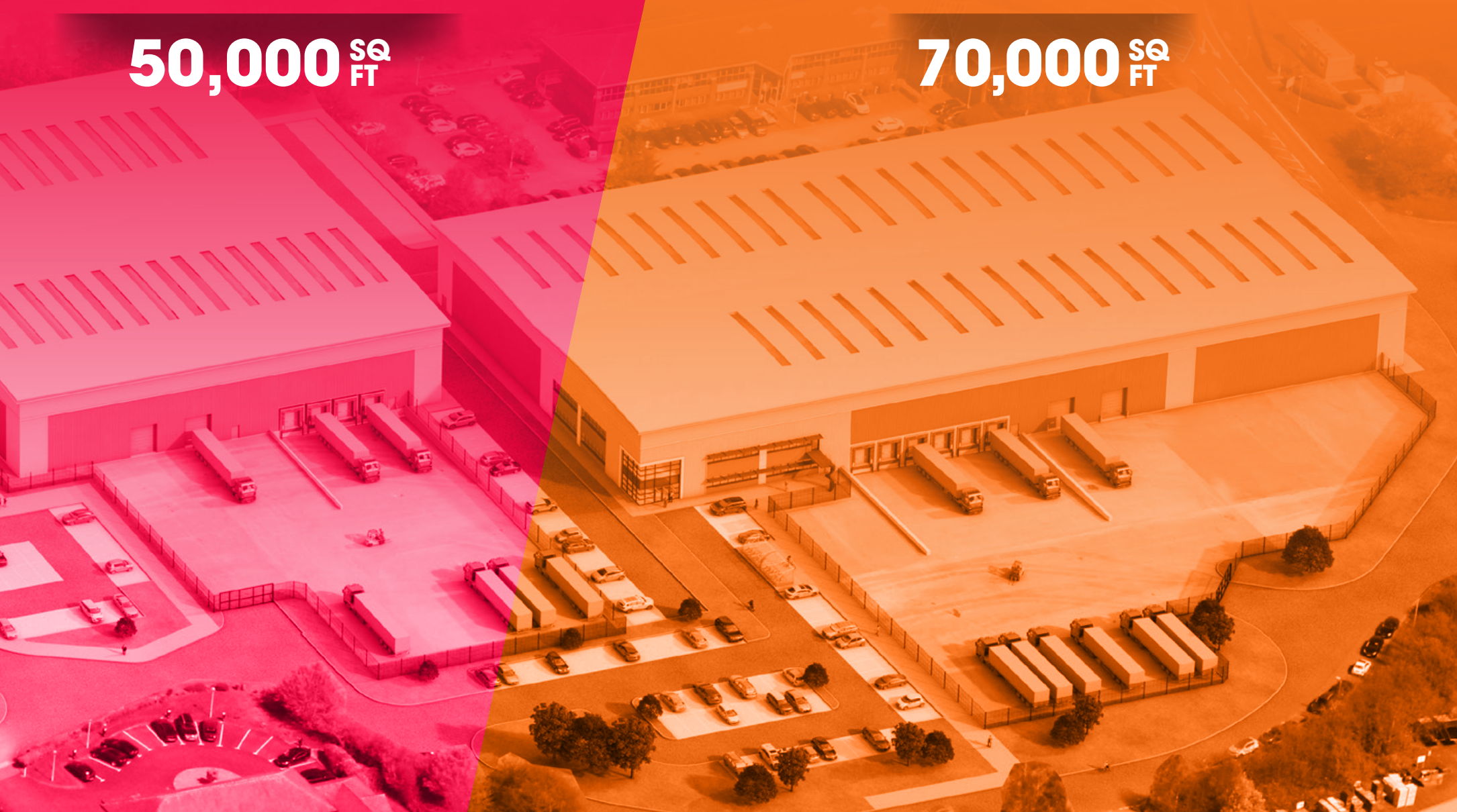


**Pegasus** 50  
at fradley park

**50,000** SQ  
FT

**Merlin** 70  
at fradley park

**70,000** SQ  
FT



**Pegasus 50**  
at tradley park

	sq ft	sq m
Warehouse	47,500	4,413
Office	2,500	232
<b>Total</b>	<b>50,000</b>	<b>4,645</b>

Eaves height	12m
Loading docks	4
Level access	2
Yard depth	55m
HGV parking	12
Car parking (3 accessible)	47
Floor loading	50kN/m sq

**Perseus 60**  
at tradley park

	sq ft	sq m
Warehouse	57,000	5,295
Office	3,000	279
<b>Total</b>	<b>60,000</b>	<b>5,574</b>

Eaves height	12m
Loading docks	6
Level access	2
Yard depth	55m
HGV parking	14
Car parking (3 accessible)	45
Floor loading	50kN/m sq

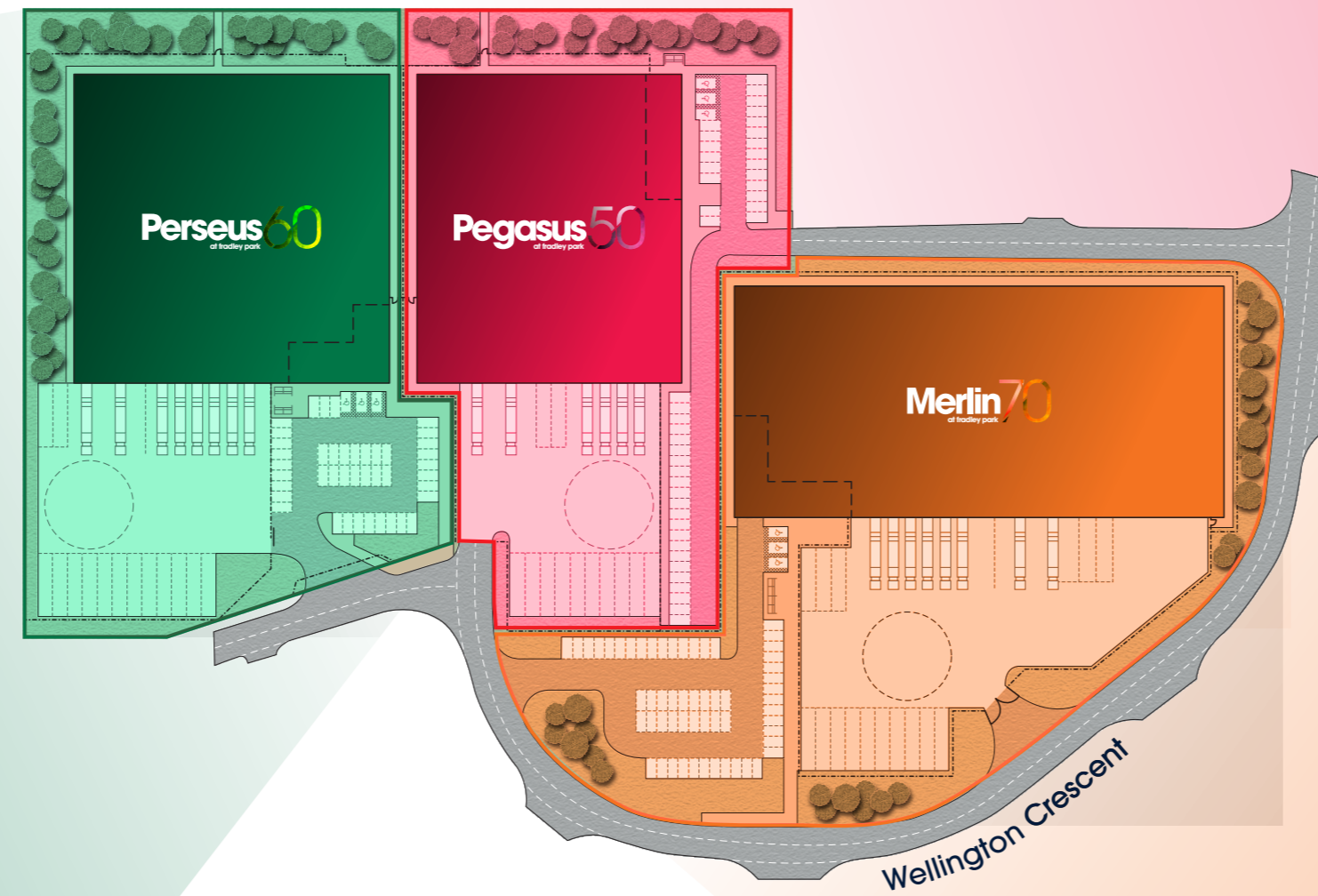
**Merlin 70**  
at tradley park

	sq ft	sq m
Warehouse	66,500	6,178
Office	3,500	325
<b>Total</b>	<b>70,000</b>	<b>6,503</b>

Eaves height	12m
Loading docks	6
Level access	2
Yard depth	60m
HGV parking	16
Car parking (3 accessible)	60
Floor loading	50kN/m sq

B1(c), B2 and B8 uses permitted with 24/7 hour operations and a target BREEAM rating of Very Good



# THE WELLINGTON TRILOGY



# THE WELLINGTON TRILOGY

## Location

Fradley Park is prominently located on the A38 which provides quick and efficient access to the National Motorway network and key areas of population.

Wellington Trilogy is located toward the front of Fradley Park on Wellington Crescent, accessed from the A38 via Wood End Lane.

The A38 links with the M6(T) and M42

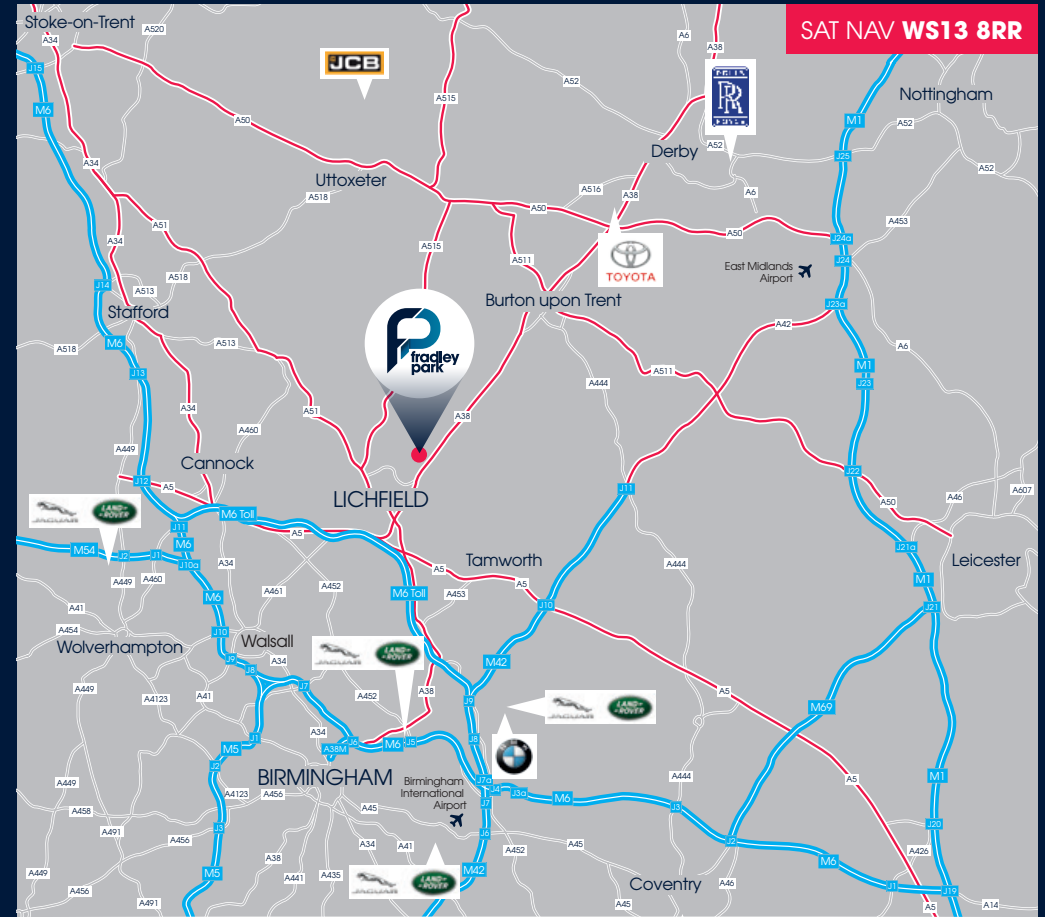
to the south providing a gateway to the Midlands and South East, whilst providing efficient access to the North via the A50 which links the M1 and M6 motorways.

The central location and established road networks servicing the site make Fradley Park the ideal location for operations requiring access to the wider Midlands region and the rest of the UK.

Destination	Distance	Drive time
Birmingham	20.5 miles	34 mins
Wolverhampton	22.9 miles	44 mins
Coventry	30.4 miles	44 mins
Stoke-on-Trent	43.8 miles	50 mins
Nottingham	38.6 miles	54 mins
Leicester	46.6 miles	1hr 5 mins
London	134 miles	2hr 47 mins

Motorway	Distance	Drive time
M6 Toll T5	5.8 miles	8 mins
M42	13.5 miles	18 mins
M6	16.5 miles	19 mins
M1	26.9 miles	29 mins

Source: Google Maps



## Agents

**Lambert Smith Hampton**  
lsh.co.uk

**0121 236 2066**  
**0115 950 1414**

Matthew Tilt  
mtilt@lsh.co.uk

Ben Silcock  
bsilcock@lsh.co.uk

**AVISON YOUNG**

**0121 236 8236**  
avisonyoung.co.uk

Tesni Thacker  
tesni.thacker@avisonyoung.com

David Willmer  
david.willmer@avisonyoung.com

**MWRE**  
MCGUINNESS WADDINGTON  
**0121 285 9470**  
**WWW.MWRE.CO.UK**

Adam McGuinness  
adam.mcguinness@mwre.co.uk

Nick Waddington  
nick.waddington@mwre.co.uk

**THEWELLINGTONTRILOGY.COM**

**FRADLEYPARK.NET**

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