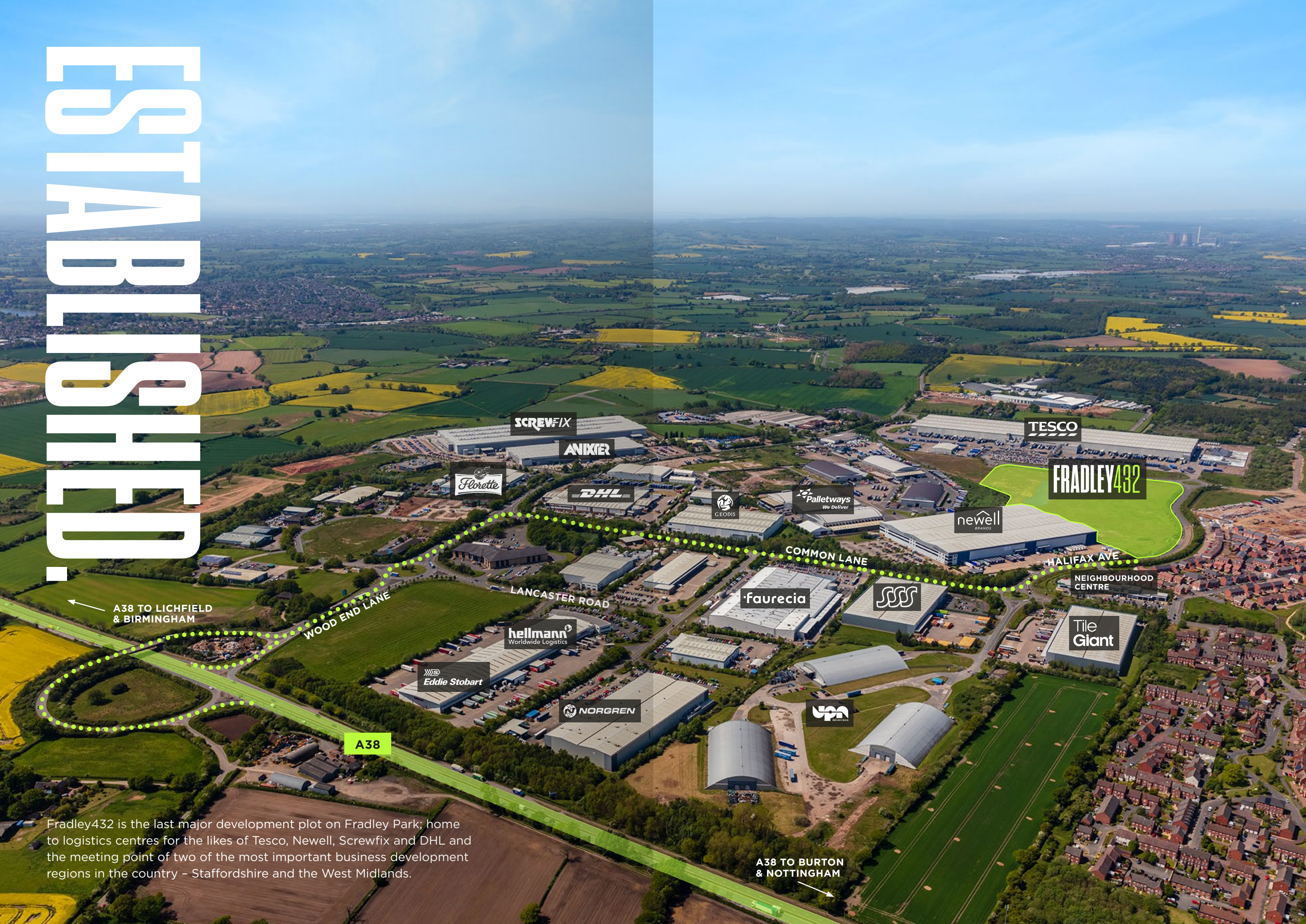


COMING
SOON.

FRADLEY432 | 431,700 SQ FT LOGISTICS / INDUSTRIAL UNIT
LICHFIELD WS13 8NF

ESTABLISHED.



Fradley432 is the last major development plot on Fradley Park; home to logistics centres for the likes of Tesco, Newell, Screwfix and DHL and the meeting point of two of the most important business development regions in the country – Staffordshire and the West Midlands.

PRIME LOGISTICS.

SUSTAINABILITY FEATURES

Incorporating sustainability into the logistics / industrial unit design mitigates harmful effects to the environment, encourages worker safety and comfort and lowers operating costs. This unit will benefit from:



12% ROOF
LIGHTING
(STANDARD)



TARGET
BREEAM
'VERY GOOD'



TARGET
EPC RATING (A)



6 ELECTRIC
CAR CHARGING
POINTS



RAINWATER
HARVESTING

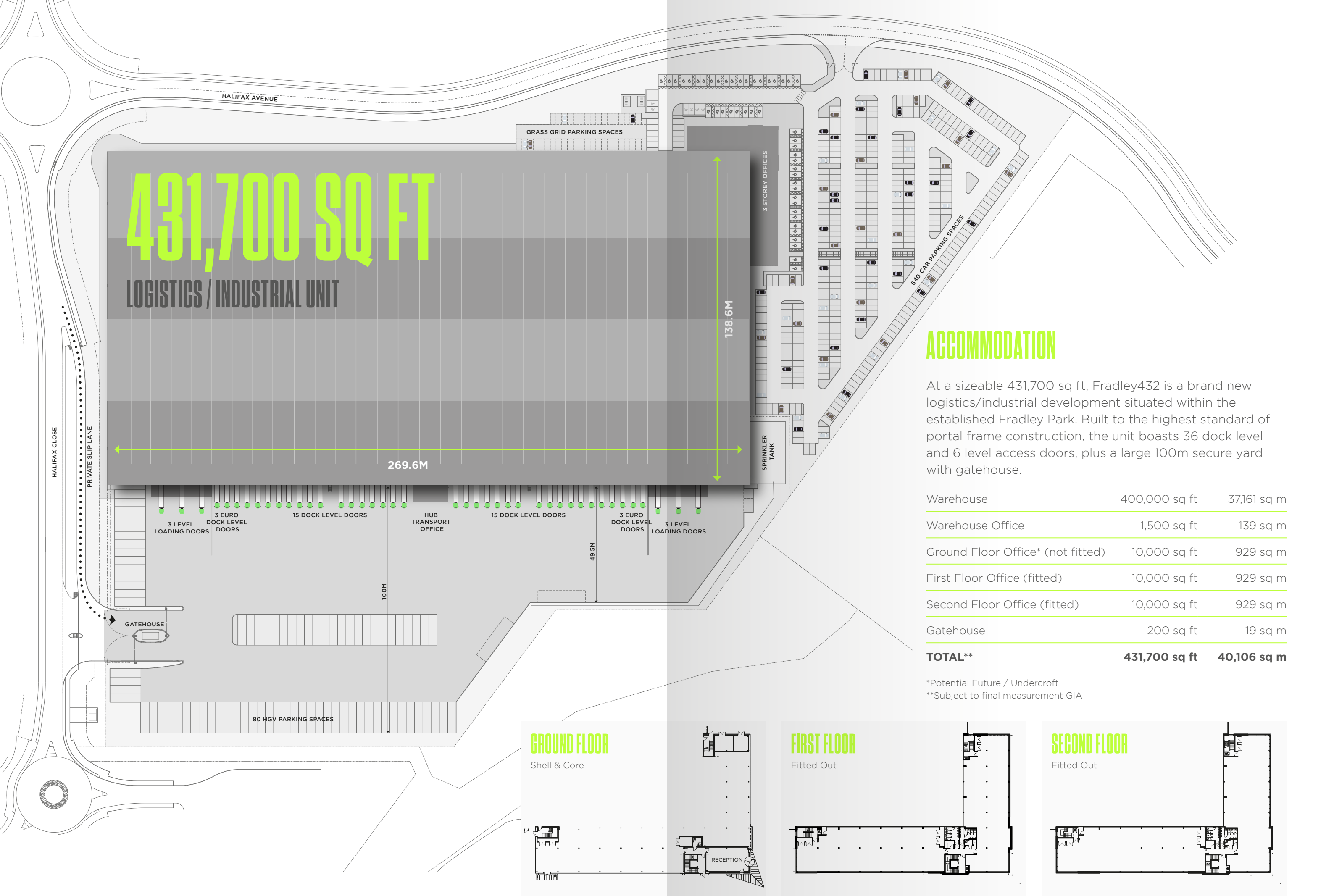


AIR SOURCE
HEAT PUMPS



Computer generated image

TOP SPEC.



431,700 SQ FT

LOGISTICS / INDUSTRIAL UNIT

ACCOMMODATION

At a sizeable 431,700 sq ft, Fradley432 is a brand new logistics/industrial development situated within the established Fradley Park. Built to the highest standard of portal frame construction, the unit boasts 36 dock level and 6 level access doors, plus a large 100m secure yard with gatehouse.

Warehouse	400,000 sq ft	37,161 sq m
Warehouse Office	1,500 sq ft	139 sq m
Ground Floor Office* (not fitted)	10,000 sq ft	929 sq m
First Floor Office (fitted)	10,000 sq ft	929 sq m
Second Floor Office (fitted)	10,000 sq ft	929 sq m
Gatehouse	200 sq ft	19 sq m
TOTAL**	431,700 sq ft	40,106 sq m

*Potential Future / Undercroft
**Subject to final measurement GIA

GROUND FLOOR

Shell & Core

FIRST FLOOR

Fitted Out

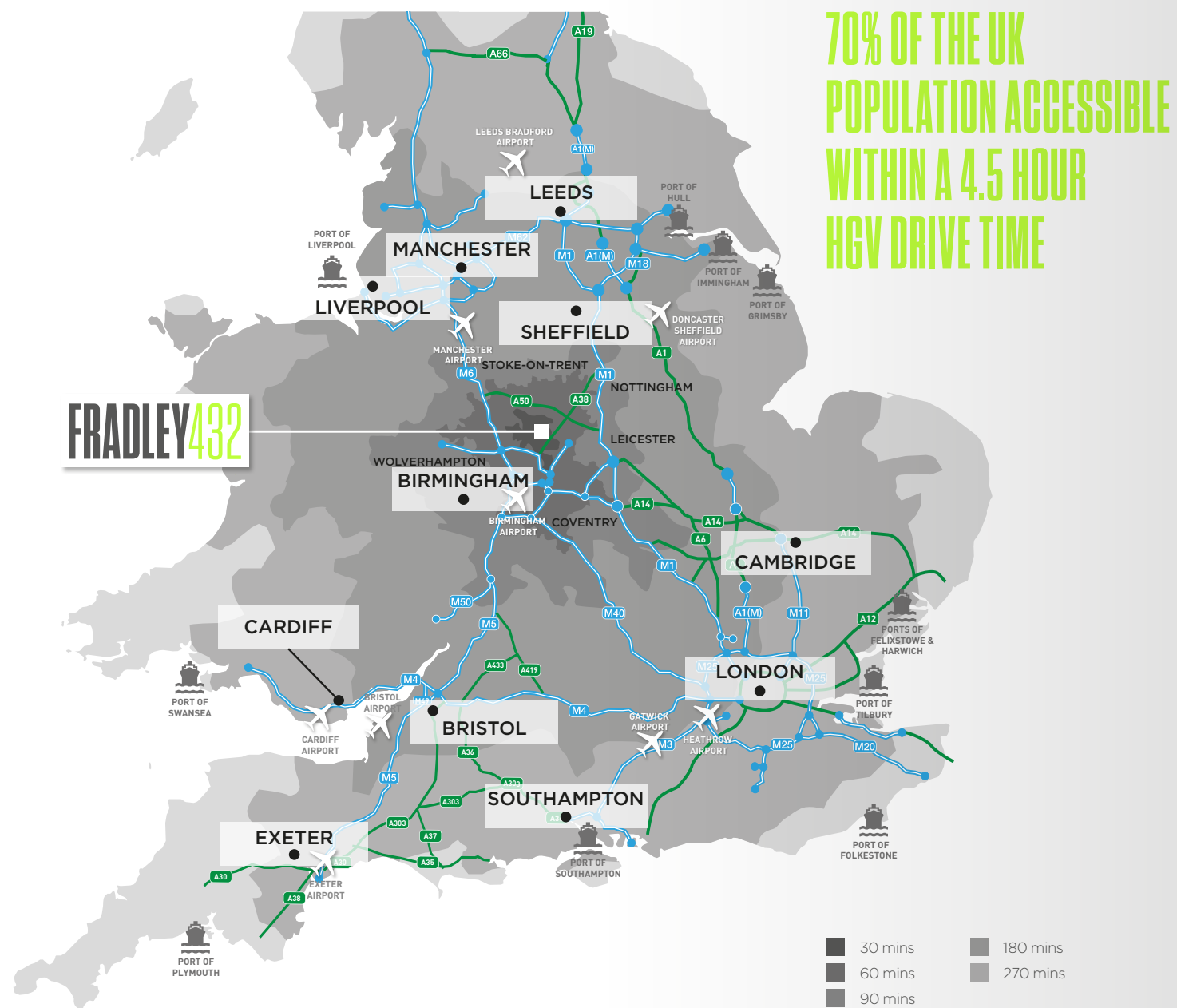
SECOND FLOOR

Fitted Out

WELL CONNECTED.

With an established reputation as a first class location for distribution and warehousing, Fradley Park is a versatile opportunity for a wealth of businesses. The site is at the heart of the country's motorway network being 4.5 miles to T4 and T5 of M6 Toll Road.

It has excellent access to the M1, M42, M40, M6 and A50 via the A38 and is close to Birmingham and East Midlands international airports.



ROAD

A38	1.3 miles
Lichfield Trent Valley ➡	2.6 miles
M6 Toll	4.5 miles
Birmingham	23 miles
Nottingham	37 miles
Manchester	84 miles
Leeds	91 miles
London	125 miles

RAIL

London Euston	1 hr 39 mins
Manchester Piccadilly	1 hr 42 mins
Glasgow Central	3 hrs 36 mins

AIR

Birmingham	24.1 miles
East Midlands	31.6 miles
Manchester	79.3 miles
Heathrow	124.2 miles
London Stansted	131.9 miles

THE RIGHT PLACE, THE RIGHT PEOPLE.

From large, purpose-built warehouses to offices and industrial premises, Fradley Park encompasses a range of different industries and businesses. They all work side by side to create a working environment with a real sense of community.

Already over 20 companies have chosen Fradley Park including international, national and local businesses. Accessibility, a ready supply of serviced land, a pleasant working environment and an available workforce are some of the reasons why these first class companies have established themselves at Fradley Park.

60%

60% OF THE POPULATION IN LICHFIELD ARE OF WORKING AGE

4.3%

4.3% OF THE LICHFIELD WORKING POPULATION ARE EMPLOYED IN THE TRANSPORTATION AND STORAGE SECTOR

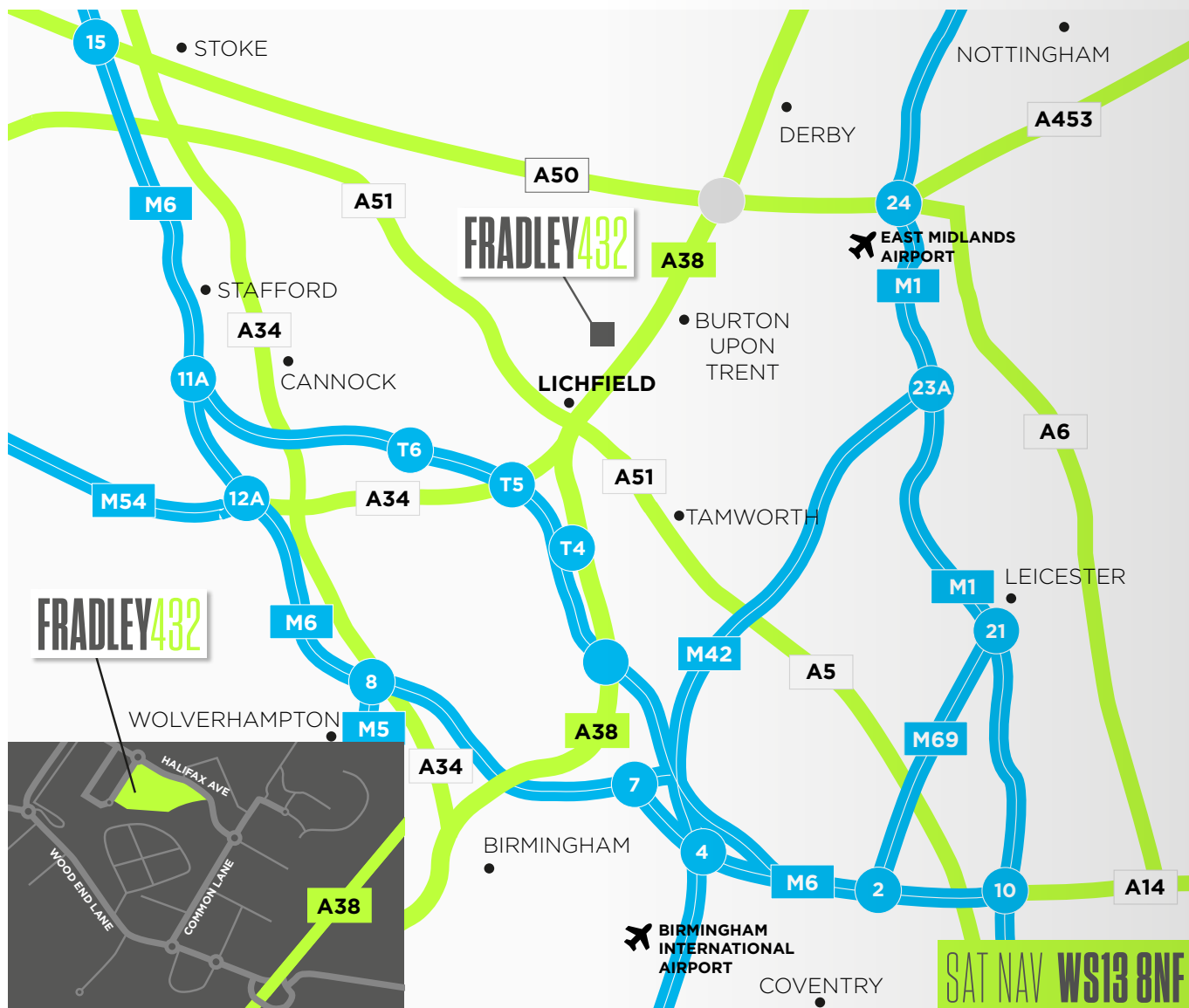
75%

75% OF THE POPULATION OF LICHFIELD ARE QUALIFIED TO NVQ LEVEL 2 AND ABOVE

Staffordshire wage rates are below the national average*;

	Staffordshire	UK
Warehouse Operative	£18,399	£21,088
Forklift Truck Driver	£24,615	£25,350
Warehouse Manager	£34,621	£39,715

*The Make it Stoke-on-Trent and Staffordshire Investment Services team provides a tailor-made service for businesses relocating and expanding in the area. Visit www.makeitstokestaffs.co.uk



ROBERT RAE
024 7663 6888
robert.rae@avisonyoung.com

DAVID WILLMER
0121 609 8302
david.willmer@avisonyoung.com



NICK WADDINGTON
0121 285 9472
nick.waddington@mwre.co.uk

ADAM MCGUINNESS
0121 285 9471
adam.mcguinness@mwre.co.uk

