

LIBERTY PARK

LICHFIELD



Indicative CGI

LOGISTICS | INDUSTRIAL | TWO NEW SPECULATIVE UNITS
FROM 48,933 - 117,184 SQ FT
IMMEDIATELY AVAILABLE



LIBERTY
PROPERTY
TRUST

A38 CORRIDOR - WS14 9HY

www.libertyparklichfield.com

STOFORD

OVERVIEW

Liberty Park is a new 32 acre site which can offer **up to 440,000 sq ft** of development in units from 40,000 – 310,000 sq ft.

The first phase of works is now complete, offering two units extending to 117,184 sqft and 48,933 sqft respectively.

Both have been constructed to a grade A specification and are ready for immediate occupation.

Located in the heart of the Midlands, Liberty Park is situated approximately 16 miles north of Birmingham fronting the A38 and a few minutes' walk from Lichfield

Trent Valley train station. The site provides excellent access to the **A38** within a few minutes and is **well connected** to the M6 Toll (Junctions T4 and T5).

Local occupiers include DHL, Newell Rubbermaid, Florette, Tesco and Screwfix.

DERBY
M1 North/A50

Lichfield to London
1 hour 37 mins



Lichfield
Trent Valley

A5127

LIBERTY PARK
LICHFIELD

Phase 1

Station Car
Park

M6 Toll
10 mins

A38

Phase 2

Britannia
Enterprise
Park

BIRMINGHAM
M6 Toll/M42

Indicative CGI

SPECIFICATION

Industrial warehouse units built to Grade A specification:

- BREEAM very good
- EPC 'A' Rating
- 50 KNm² floor loading
- 10 m clear internal height
- Roofing and wall cladding with manufacturer guarantees
- 10% roof lights
- Dock level / level access doors

Offices fully fitted to Cat A

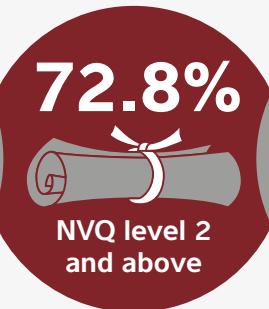
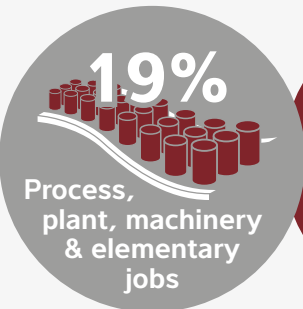
- VRF heating and cooling
- Raised carpeted floor
- 500 LUX lighting

External areas

- Car parking areas with separate access
- Low maintenance landscaped environment

Skills & Resources

Liberty Park benefits from great access to a potential workforce of 1,063,246 within 30 minutes' drive of Lichfield, Burton & Birmingham.



ACCOMMODATION

UNIT SQ FT	L117	L49
WAREHOUSE	105,249	43,893
GROUND FLOOR OFFICE	6,064	2,568
FIRST FLOOR OFFICE	5,871	2,472
TOTAL	117,184	48,933

UNIT SQ M	L117	L49
WAREHOUSE	9,778	4,078
GROUND FLOOR OFFICE	563	239
FIRST FLOOR OFFICE	545	230
TOTAL	10,886	4,547

CAR SPACES	157	70
YARD DEPTH	50m	35m
LEVEL ACCESS DOORS	4	2
DOCK DOORS	6	2

Unit L117 has been designed to enable subdivision, providing units ranging from 40,000 - 75,000 sq ft.

Immediately Available for Occupation



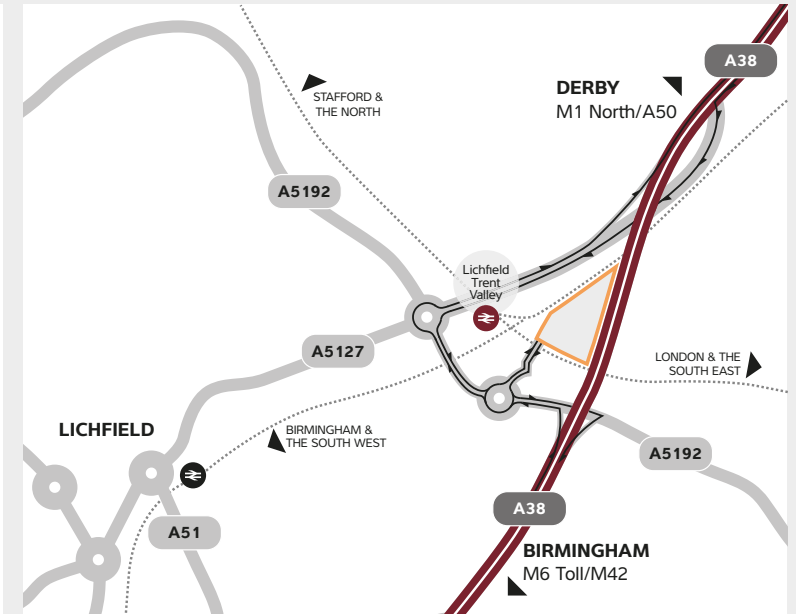
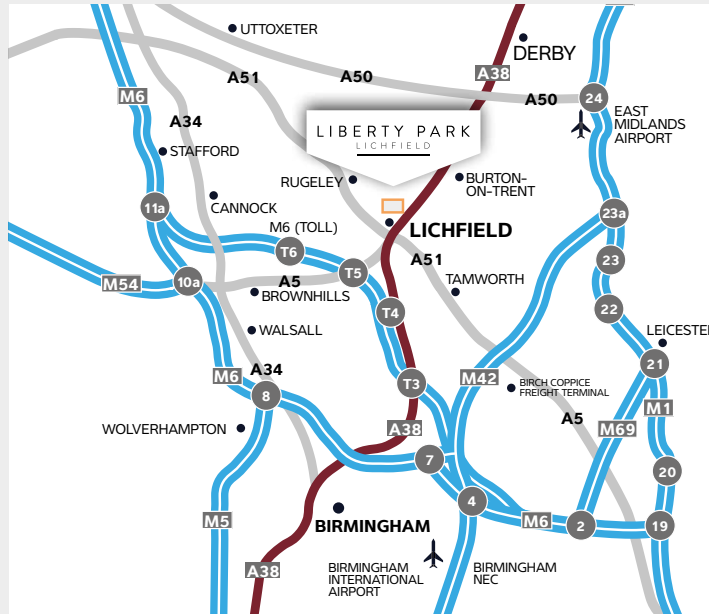
LOCATION

Liberty Park is a new prominent 32 acre development located in the heart of the Midlands adjacent to the A38 and to the north of the existing Britannia Enterprise Park.

Lichfield is situated approximately 16 miles north of Birmingham. It is also well connected to the M6 Toll (Junctions T4 and T5).

The site provides excellent access to the A38 and then to the Midlands motorway and major trunk road network.

The Park is also situated adjacent to Lichfield Trent Valley train station which provides both mainline links to London and cross country links on the Midland's rail network.



KEY DISTANCES:

ROAD:

Birmingham	16 miles	M6 Toll	5 miles
Manchester	83 miles	A38 North	0.7 miles
London	132 miles	A38 South	1.4 miles
M1	41 miles	A50	17.4 miles
M42	12 miles	Birch Coppice Freight Terminal	14 miles

RAIL FROM LICHFIELD TRENT VALLEY STATION:

Birmingham	21 mins	Derby	47 mins
Manchester	1 hour 34 mins	Stafford	18 mins
London	1 hour 37 mins	Leicester	1 hour

Developed by:



All enquiries:



Melissa Wase-Rogers
Melissa.Wase-Rogers@cbre.com

Luke Thacker
Luke.Thacker@cbre.com



024 7663 6888
avisonyoung.co.uk

Robert Rae
Robert.Rae@avisonyoung.com

Rob Watts
Rob.Watts@avisonyoung.com

www.libertyparklichfield.com

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