



to let
55,856 sq ft

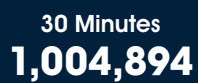
Fitted Warehouse/Industrial Unit

fradleypark.net

Lancaster Road, Fradley Park, Lichfield WS13 8RY

FP55
Fradley Park Lichfield

fradleypark.net





High Specification

Warehouse

8m to eaves

High level warehouse lighting
(including emergency lighting)

Smoke detection

Warehouse heating

Hub office & canteen

Offices

Fully fitted ground and 1st floor office
accommodation (including locker room)

External

4 ground level loading doors

34 car parking spaces

External canopy

Services

This property has connections to all of
the usual mains services. There is a three
phase power supply and the offices have
traditional radiator heating and recessed
fluorescent strip lighting.

EPC

Rating: C-60

Terms

The unit is available by way of a new full
repairing and insuring lease. A service
charge is payable towards the common
areas of the park.

Rent

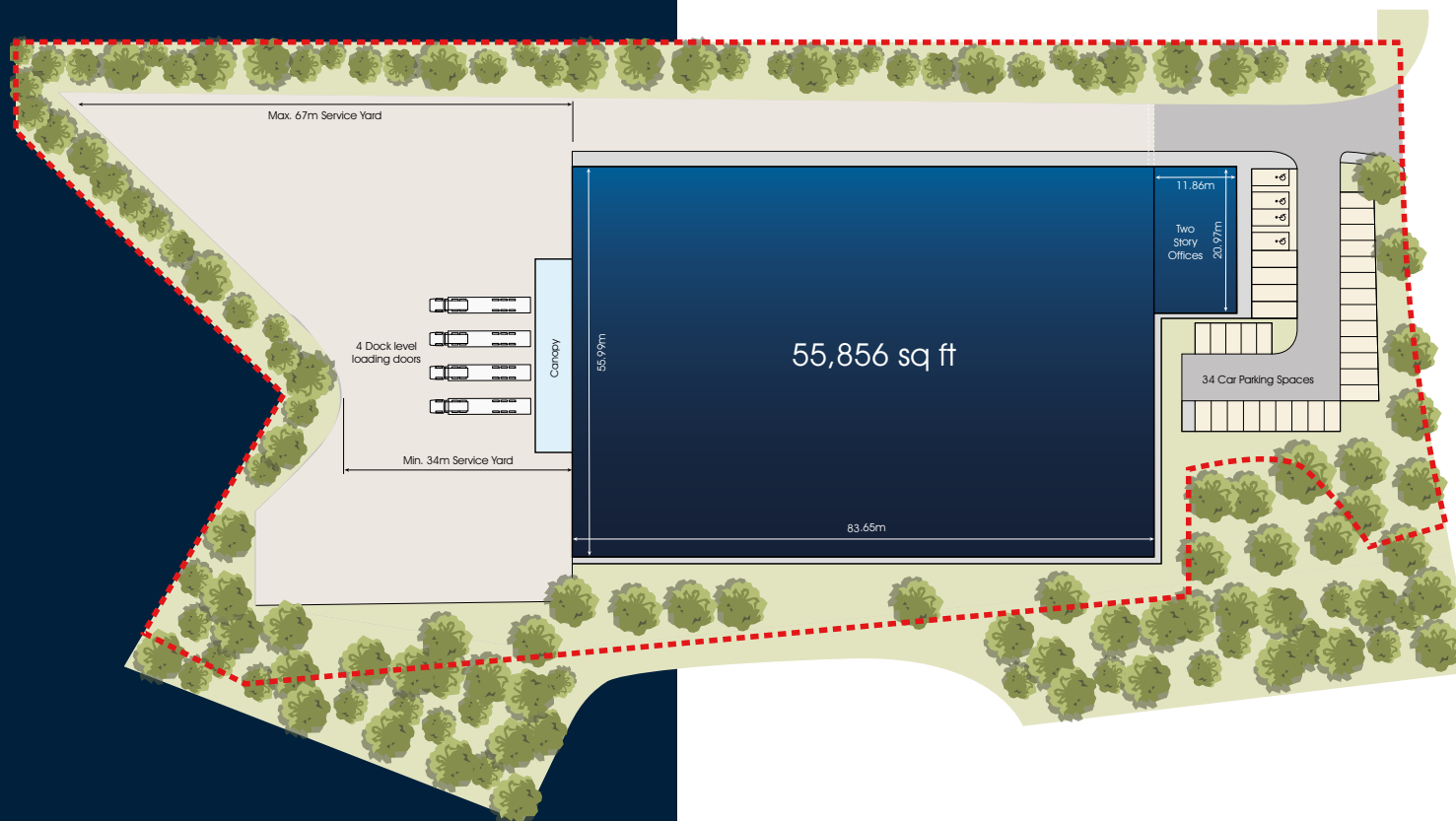
Upon application.

VAT

VAT will be payable.

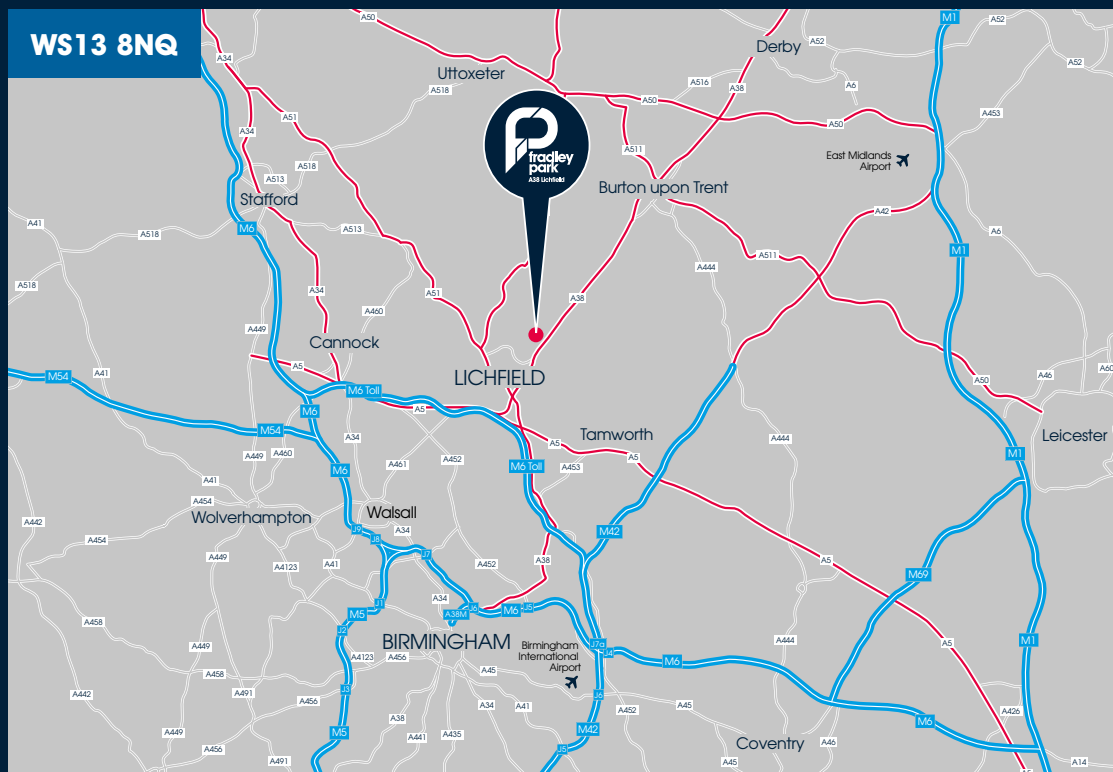
Business Rates

We understand that the property has a
Rateable Value of £244,000, as listed on
the Valuation Office Agency website.



Schedule of accommodation

	sq ft	sq m
Warehouse	50,178	4,661.7
Office - Ground	2,914	270.7
Office - First	2,764	256.8
Total	55,856	5,189.2



A Superb Location

A prime logistics location within 4.5 hours HGV drive time of 85% of the UK population. The site is adjacent to the A38 which provides excellent access to the wider Midlands and the National Motorway Network.

Destination	Distance	Drive time
Burton	10.7 miles	20 mins
Tamworth	12.2 miles	23 mins
M42 (Junction 11)	13.2 miles	23 mins
JLR Castle Bromwich	15.9 miles	26 mins
M6 (Junction 11A)	16.6 miles	20 mins
Birmingham Int. Freight Terminal	20.6 miles	40 mins
Birmingham	20.6 miles	42 mins
Birmingham Int. Airport	22.0 miles	32 mins
East Midlands Airport	26.9 miles	39 mins
M1 (Junction 24)	27.7 miles	34 mins

Source: Google Maps

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