

PROLOGIS PARK FRADLEY

EVERY SQ. FOOT MATTERS
552,000 LET TO SCREWFIX
213,500 LET TO ANIXTER

765,500 SQ FT LET TO SCREWFIX & ANIXTER

DC2 LAST REMAINING OPPORTUNITY
354,103 SQ FT (32,894 SQ M)

[PROLOGIS.CO.UK/FRADLEY](https://prologis.co.uk/fradley)



QUALITY & CREDIBILITY

PROLOGIS PARK FRADLEY IS LOCATED AT ONE OF THE UK'S PREMIER LOGISTICS DESTINATIONS.

At the heart of the UK's motorway network, close to a large available workforce, Prologis Park Fradley is ideally placed to serve the needs of industrial / distribution occupiers.

Fradley Park is at the meeting point of two of the most important business development regions in the country – Staffordshire and the West Midlands – and combines the best that both have to offer.

PROLOGIS PARK FRADLEY IS SITUATED IN A SUPERB, ESTABLISHED LOCATION FOR BUSINESS, WITH AN UNRIVALLED DESIGN & BUILD INDUSTRIAL / DISTRIBUTION OPPORTUNITY OF 354,103 SQ FT.

The park has been designed to provide best in class facilities and from its easy access to key national transport links to the buildings themselves, it offers the ideal, versatile venue for business.

- Last remaining plot of 354,103 sq ft with detailed planning, allowing fast delivery
- Well established as a first-class location for national warehousing and distribution
- Located on A38, Lichfield, 7 miles from M6 Toll T5
- Grade A building specification, built to BREEAM 'Excellent'
- Benefits from a range of park-wide Prologis services

FRADLEY PARK IS HOME TO A NUMBER OF LOGISTICS CENTRES FOR LOCAL, REGIONAL AND NATIONAL OCCUPIERS INCLUDING WINCANTON, DHL AND TESCO.

- | | | |
|---------------------|--------------------------|------------------|
| 1 Tesco | 7 Florette | 13 Profine |
| 2 Newell Rubbermaid | 8 Unimerco | 14 Great Bear |
| 3 Palletways | 9 Stirling Retail Centre | 15 Geze UK |
| 4 Faurecia | 10 Tile Giant | 16 Stobart Group |
| 5 Geodis | 11 Faurecia | 17 Norgren |
| 6 DHL | 12 Yodel | |

GORSE LANE

1

DC1 – 552,000 SQ FT
SCREWFIX

DC3 – 213,500 SQ FT
ANIXER

4

WOOD END LANE

6

2

COMMON LANE

9

10

LANCASTER ROAD

14

15

TO DERBY & A50

A38

TO BIRMINGHAM & M6 TOLL

LAST REMAINING
OPPORTUNITY DC2
354,103 SQ FT

SKILLS & RESOURCE

WITH OVER 4,000 EMPLOYEES ALREADY ON SITE, FRADLEY PARK ALSO BENEFITS FROM GREAT ACCESS TO A POTENTIAL WORKFORCE OF 1,063,246 WITHIN 30 MINUTES' DRIVE OF LICHFIELD, BURTON & BIRMINGHAM.

In recent years Lichfield's economy has developed away from its traditional manufacturing focus to encompass logistics, service and retail. Nevertheless, 21.2% of Staffordshire is employed in process, plant, machinery and elementary jobs. There is a growing demand amongst this diverse and highly skilled workforce, 75% educated to NVQ

2 and above, for more local jobs and Fradley Park is ideally placed to provide them.

Wages in Lichfield and Staffordshire are below the national average, representing a significant saving in recruitment and labour costs for businesses choosing Fradley Park as a location.

21.2%
PROCESS, PLANT, MACHINERY
AND ELEMENTARY JOBS

75%
NVQ LEVEL 2
AND ABOVE

1,063,246
POTENTIAL WORKFORCE WITHIN 30 MINS' DRIVE

GROSS WEEKLY PAY

LICHFIELD
£492.80

STAFFORDSHIRE
£497.90

WEST MIDLANDS
£514.90

GREAT BRITAIN
£552.30

Source: nomisweb.co.uk, 2017

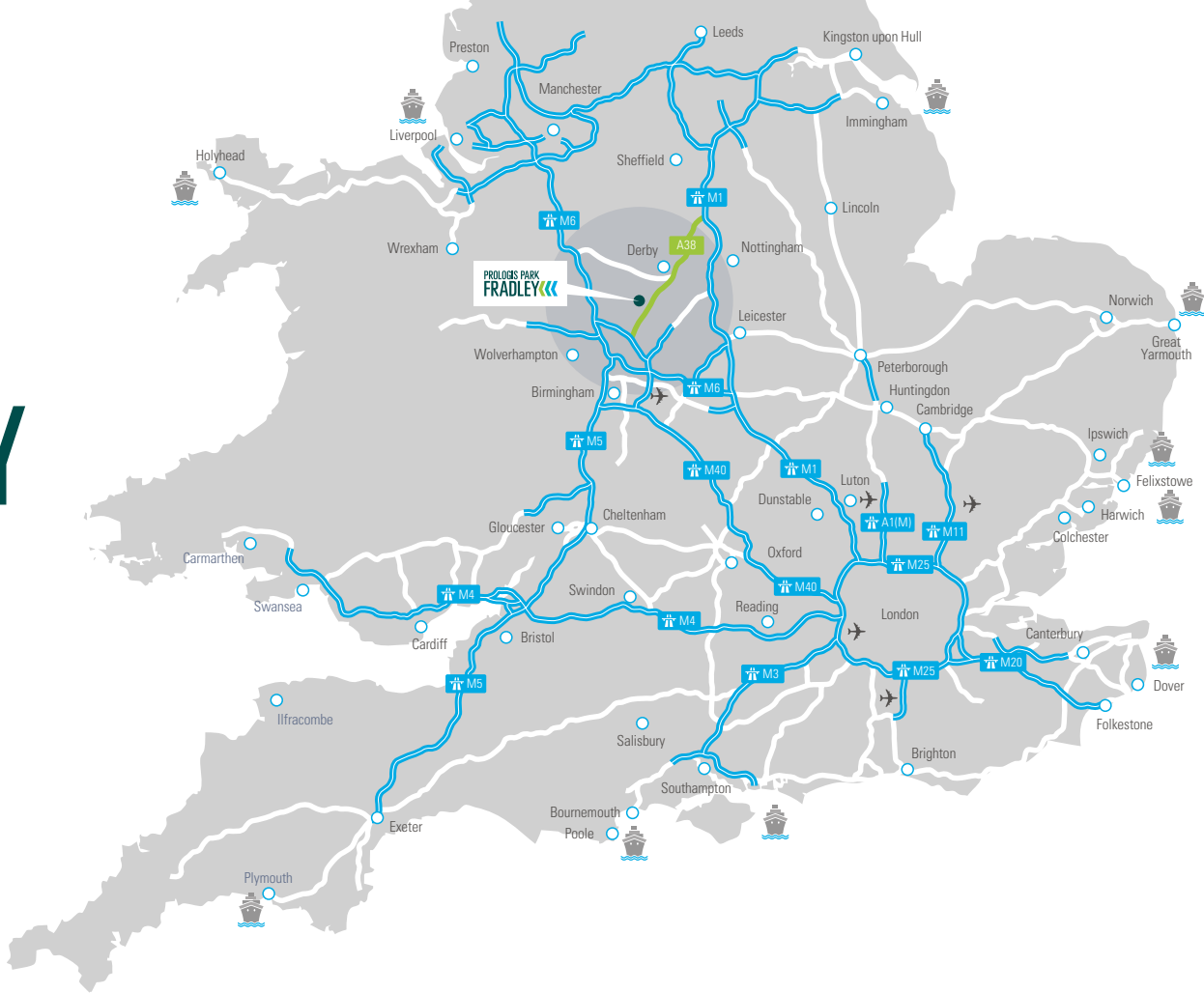
CONNECTIONS & ACCESSIBILITY

LOCATED ON THE A38, LICHFIELD PROVIDES FAST ACCESS TO THE NATIONAL MOTORWAY NETWORK AND RAILFREIGHT TERMINALS

ITS PRIME POSITION CLOSE TO THE INTERSECTION OF THE UK'S MAIN MOTORWAY ROUTES AND TWO KEY RAIL HUBS MAKES PROLOGIS PARK FRADLEY THE IDEAL LOCATION FOR AN INDUSTRIAL / DISTRIBUTION CENTRE.

From its strategic location on the A38 directly north of Lichfield, Prologis Park Fradley offers unrivalled access to the UK's transport infrastructure.

To the east, major routes to the M1 put London just over 2.5 hours away. Birmingham International and East Midlands Airports are equally accessible. While fast, frequent and efficient rail freight services to the continent from The Midlands Channel Tunnel Rail Link at Hams Hall National Distribution Park and Birmingham International Freight Terminal puts Europe on the doorstep.



ROAD

Lichfield	4 miles	12 min
Burton upon Trent	10 miles	18 min
Birmingham	20 miles	35 min
Derby	22 miles	28 min
Coventry	31 miles	40 min
Nottingham	39 miles	45 min
Leicester	50 miles	55 min
Manchester	90 miles	1 hr 40 min
London	125 miles	2 hr 20 min

MOTORWAY DRIVE TIMES

M6 Toll T5	7 miles	10 min
M6 J11	16 miles	18 min
M42 J10	15 miles	20 min
M5 (M6) J8	26 miles	35 min
M1 North J24A	27 miles	30 min
M40 (M42) J3A	30 miles	35 min
M1 South J19	42 miles	45 min

RAIL

Birch Coppice	14.5 miles	20 min
Hams Hall	16 miles	25 min
DIRFT	47 miles	56 min

AIRPORT

Birmingham International	23 miles	35 min
East Midlands	31 miles	35 min
London Heathrow	122 miles	2 hr
Stansted	131 miles	2 hr 20 min
London Gatwick	159 miles	2 hr 20 min

Source: Google Maps

COMMITTED & CREDIBLE

SCREWFIX AND ANIXTER BOTH OCCUPY BUILDINGS AT PROLOGIS PARK FRADLEY.

In 2017, omni-channel trade retailer Screwfix, which is part of Kingfisher plc, asked Prologis to develop a new distribution base to meet the needs of its expanding business.

The new building DC1 was the first to be constructed, followed by DC3 – occupied by Anixter in early 2018, the leading global distributor of network and security solutions, electrical and electronic solutions and utility power solutions.



DC1 SCREWFIX – 552,000 SQ FT – 2017

« FRADLEY IS AT THE HEART OF THE MOTORWAY NETWORK, WHICH PUTS US IN A PERFECT LOCATION TO DELIVER STOCK TO OUR STORE NETWORK OF OVER 500 STORES. »

Rosemary Wilkins, Director of Logistics, Screwfix

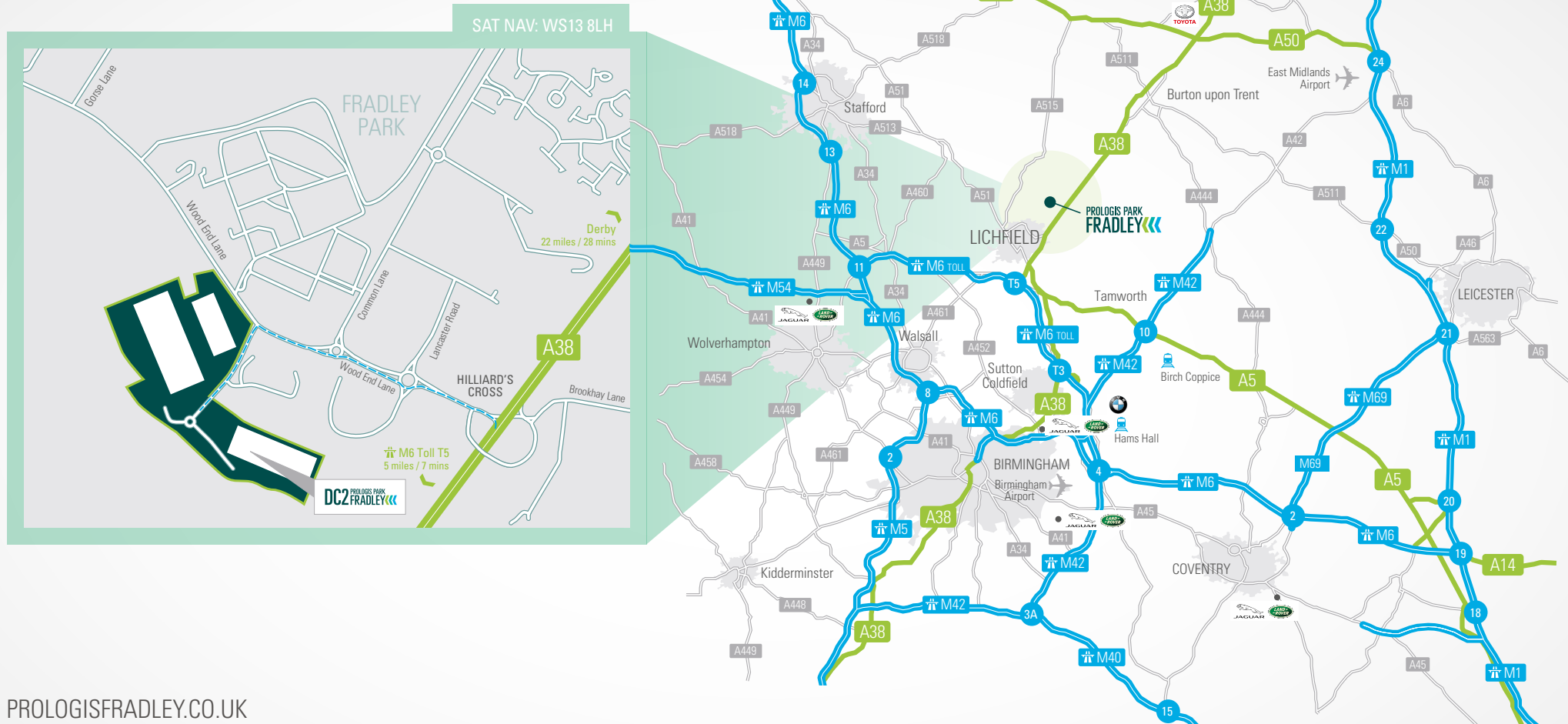


DC3 ANIXTER – 213,500 SQ FT – 2018

« THE NEW DISTRIBUTION CENTRE AT PROLOGIS PARK FRADLEY WILL ENSURE WE HAVE THE LOGISTICS INFRASTRUCTURE TO SUPPORT THE GROWTH OF OUR UK BUSINESS »

George Brookes, Real Estate Director, Anixter UK





PROLOGISFRADLEY.CO.UK



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DC2 PROLOGIS PARK FRADLEY

354,103 SQ FT (32,894 SQ M)

INDUSTRIAL / DISTRIBUTION BUILD TO SUIT OPPORTUNITY



Prologis Park Fradley | Lichfield | WS13 8LH

LAST REMAINING OPPORTUNITY
SITUATED ON THE WELL-ESTABLISHED FRADLEY PARK
HOME TO OCCUPIERS INCLUDING SCREWFIX, DHL AND TESCO

BUILT TO BREEAM 'EXCELLENT' STANDARDS
REDUCING EMBODIED CARBON BY 25%

LOCATED ON A38, LICHFIELD
FAST ACCESS TO M6 / T5 TOLL

[PROLOGIS.CO.UK/FRADLEY](https://prologis.co.uk/fradley)



LOCAL OCCUPIERS

1 Tesco	4 Faurecia	7 Florette	10 Tile Giant	13 Profine	16 Stobart Group
2 Newell Rubbermaid	5 Geodis	8 Unimerco	11 Faurecia	14 Great Bear	17 Norgren
3 Palletways	6 DHL	9 Stirling Retail Centre	12 Yodel	15 Geze UK	



DIVERSE & VIBRANT

LOCATED AT THE HEART OF THE UK'S MOTORWAY NETWORK, CLOSE TO A LARGE AVAILABLE WORKFORCE, PROLOGIS PARK FRADLEY IS IDEALLY PLACED TO SERVE THE NEEDS OF INDUSTRIAL / DISTRIBUTION OCCUPIERS.

- Well established as a first-class location for national warehousing and distribution
- Easy access to key national transport links
- Strategically located between Staffordshire and the West Midlands
- Home to logistics centres for Tesco, DHL, Screwfix and Anixter

SKILLS & RESOURCE

With over 4,000 employees already on site, Fradley Park also benefits from great access to a potential workforce of 1,063,246 being within 30 minutes' drive of Lichfield, Burton and Birmingham.

In recent years Lichfield's economy has developed away from its traditional manufacturing focus to encompass logistics, service and retail. Nevertheless, 21.2% of Staffordshire is employed in process, plant, machinery and elementary jobs. There is a growing demand amongst this diverse and highly skilled workforce, 75% educated to NVQ 2 and above, for more local jobs and Fradley Park is ideally placed to provide them.

Wages in Lichfield and Staffordshire are below the national average, representing a significant saving in recruitment and labour costs for businesses choosing Fradley Park as a location.

GROSS WEEKLY PAY

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GREAT BRITAIN
£552.30

Source: nomisweb.co.uk, 2017

DC2:

Warehouse	335,649 sq ft	31,182 sq m
Offices	11,892 sq ft	1,104 sq m
Plant above offices	1,291 sq ft	119 sq m
Hub office	5,009 sq ft	465 sq m
Gatehouse	262 sq ft	24 sq m
Total	354,103 sq ft	32,894 sq m
Dock levellers		36
Level access doors		4
HGV spaces		84
Car parking spaces		331
Clear internal height		15m

DC2 354,103 SQ FT (32,894 SQ M)
BUILD TO SUIT OPPORTUNITY

QUALITY & TAILORED



Your bespoke building development at Prologis Park Fradley gives you the opportunity to specify a warehouse or industrial facility tailored to the exact needs of your business. The following standard specifications ensure a superior building for all uses.

WAREHOUSE / WORKSHOPS

- Hörmann dock leveller doors*
 - Hörmann level access doors*
 - Floor loading 50kN/m²
 - FM2 special floor
 - Rack leg loading up to 9 tonnes per leg
- * Free 3 year service and maintenance package

EXTERNAL

- Security lighting
- Landscaped surroundings
- Gatehouse
- 50m yard depth

OFFICES

- 2-storey offices
- Hub offices
- Double glazing
- Gas central heating
- Raised access floor
- Fully carpeted throughout
- Suspended ceilings

ENVIRONMENTAL

All new Prologis buildings in the UK are designed to be sustainable and have a superior energy performance to significantly reduce running costs and carbon emissions.

ENVIRONMENTAL CERTIFICATION

- Minimum standard of BREEAM 2014 'Excellent'
- Minimum EPC 'A' rating
- Planet Mark certification

PROLOGIS PARK FRADLEY

Prologis Park Fradley is within close proximity of the intersection for the UK's main motorway routes, two key rail hubs and major airports. Located on the A38 directly north of Lichfield with fast access to M6 and M6 toll providing a gateway to the Midlands. Prologis Park Fradley is easily connected to the rest of the UK. To the east lie major routes to the south (London) and to the north (Leeds) via the M1.

DRIVE TIMES

Lichfield	4 miles	12 min
Burton upon Trent	10 miles	18 min
JLR at Castle Bromwich	17 miles	26 min
Birmingham	20 miles	35 min
JLR at i54	21 miles	29 min
Derby	22 miles	28 min
Coventry	31 miles	40 min
Nottingham	39 miles	45 min
Leicester	50 miles	55 min

Source: Google Maps

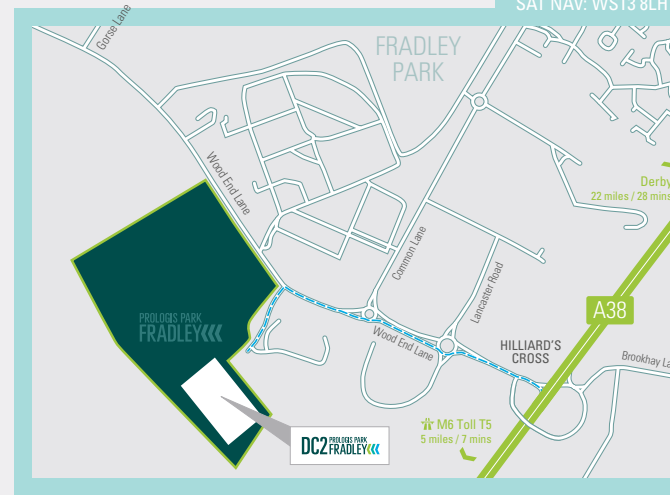
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MOTORWAY DRIVE TIMES

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SAT NAV: WS13 8LH



Prologis Park Fradley | Lichfield | WS13 8LH



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