

A PRIME DISTRIBUTION PARK AT THE HEART OF THE UK'S MOTORWAY NETWORK

153,750 SQ FT
TO LET



A LOCATION THAT MOVES YOUR BUSINESS FASTER

W3W [BOOTS.ASIDE.CALIBRATE](https://www.boots.aside.calibrate)

Fradley Park places your business where movement matters most.

Located minutes from the A38 and just 4.5 miles from the M6 Toll, Fradley Park offers seamless links to the M1, M42, M40, M6 and A50.

With fast access to the UK's key transport corridors, this is a location built for operational speed and logistics efficiency.

 2 Minute Drive to A38



 **FRADLEY PARK**
FP155



SCREWFIX

WESCO

KYOCERA

SSS

Florette

LCB

HAWKINS

COTSWOLD COMPANY

A38 - Towards M6, M6 Toll

Continental
The Future in Motion

COTSWOLD COMPANY

FORVIA

PREMIER NUTRITION

DHL

ROXANE UK

GEODIS

YODEL

FORVIA

Allports Group

TESCO

Palletways

ASOS
discover fashion online

newel BRANDS

SFS STORAGE & FULFILMENT SERVICES LTD

GP

GREGGS

HAWKINS


UPM
delivers more


A38 - Towards A50, M1


FP155 provides a new high-quality warehouse designed to support efficient, large-scale logistics operations.


The building offers a strong core specification, generous yard depth and the benefit of additional adjoining land, providing flexibility for future operational requirements.


Fradley Park	Sq Ft (GIA)	Sq M (GIA)
Warehouse	146,591	13,618.8
FF Offices	3,588	333.3
SF Offices	3,571	331.8
Total	153,750	14,283.9


- 


Dock Loading
14 Doors
- 


Level Access
2 Doors
- 

Car Parking
111 Spaces
- 

Power Supply
1 MVA
- 

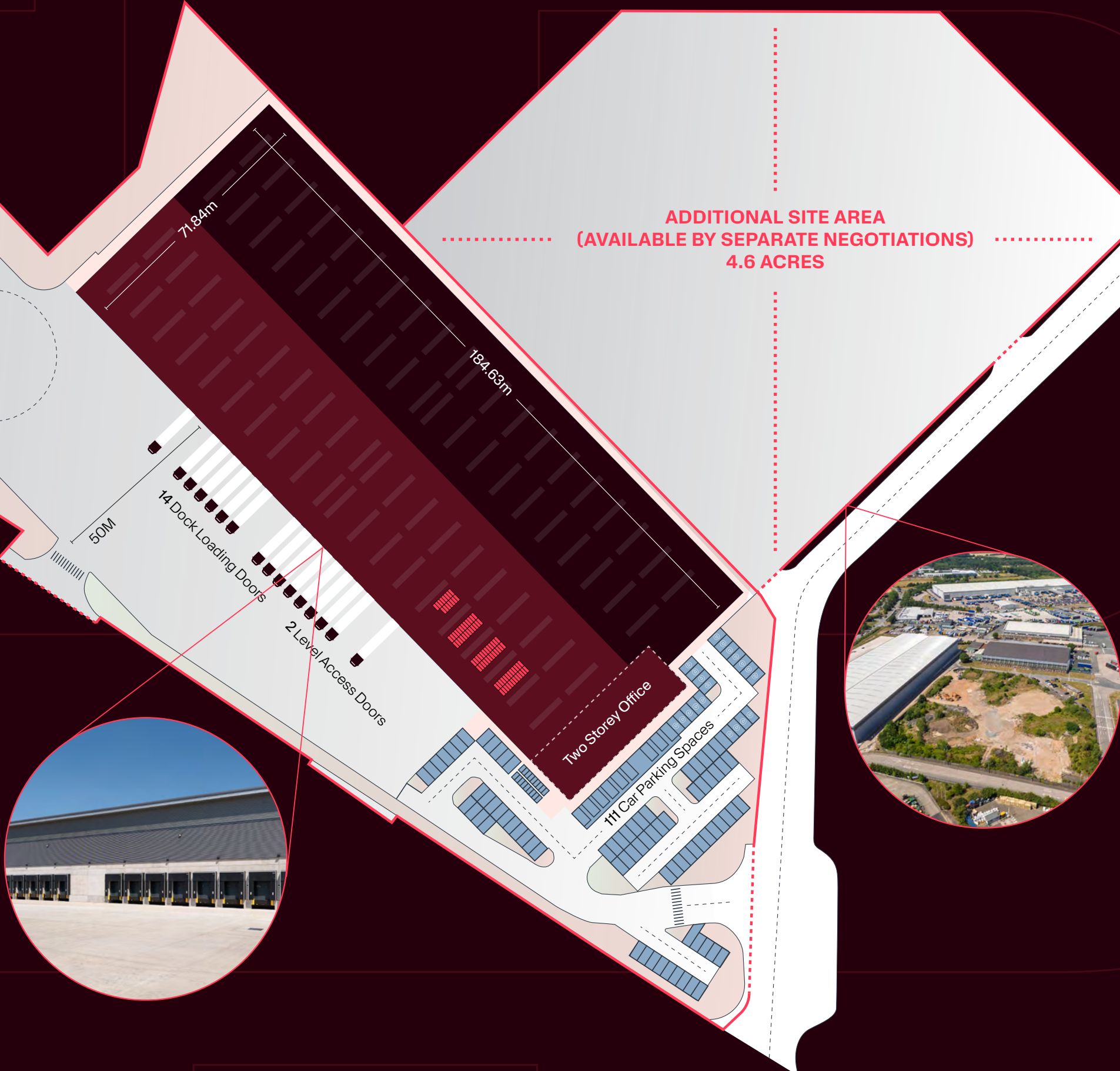
Internal Height
12.5M
- 

Floor Loading
50kN/m2
- 

Fully Secure Site
Gated & Fenced
- 

Two Storey
Comfort-Cooled Offices

A UNIT BUILT FOR EFFICIENT MOVEMENT



ADDITIONAL HGV
PARKING OPPORTUNITY


Additional Site Area
4.6 Acres


Secure Site
Gated & Lit


HGV Parking
120 Spaces

THE FUTURE-READY SPACE FOR A GREENER TOMORROW

Sustainability is a core consideration at Fradley Park, with FP155 designed to deliver strong environmental performance while supporting occupier efficiency, long-term cost savings and employee wellbeing.

The building specification has been carefully considered to meet modern ESG requirements without compromising operational capability.



ENERGY AND ENVIRONMENTAL PERFORMANCE

97.5 kW roof-mounted
photovoltaic system



LEADING SUSTAINABILITY PERFORMANCE

EPC Rating 'A' and
BREEAM 'Excellent'



ELECTRIC VEHICLES AND FUTURE READINESS

20 EV charging spaces
provided and three-phase
1 MVA power supply

EMPLOYEE COMFORT AND OUTDOOR SPACE

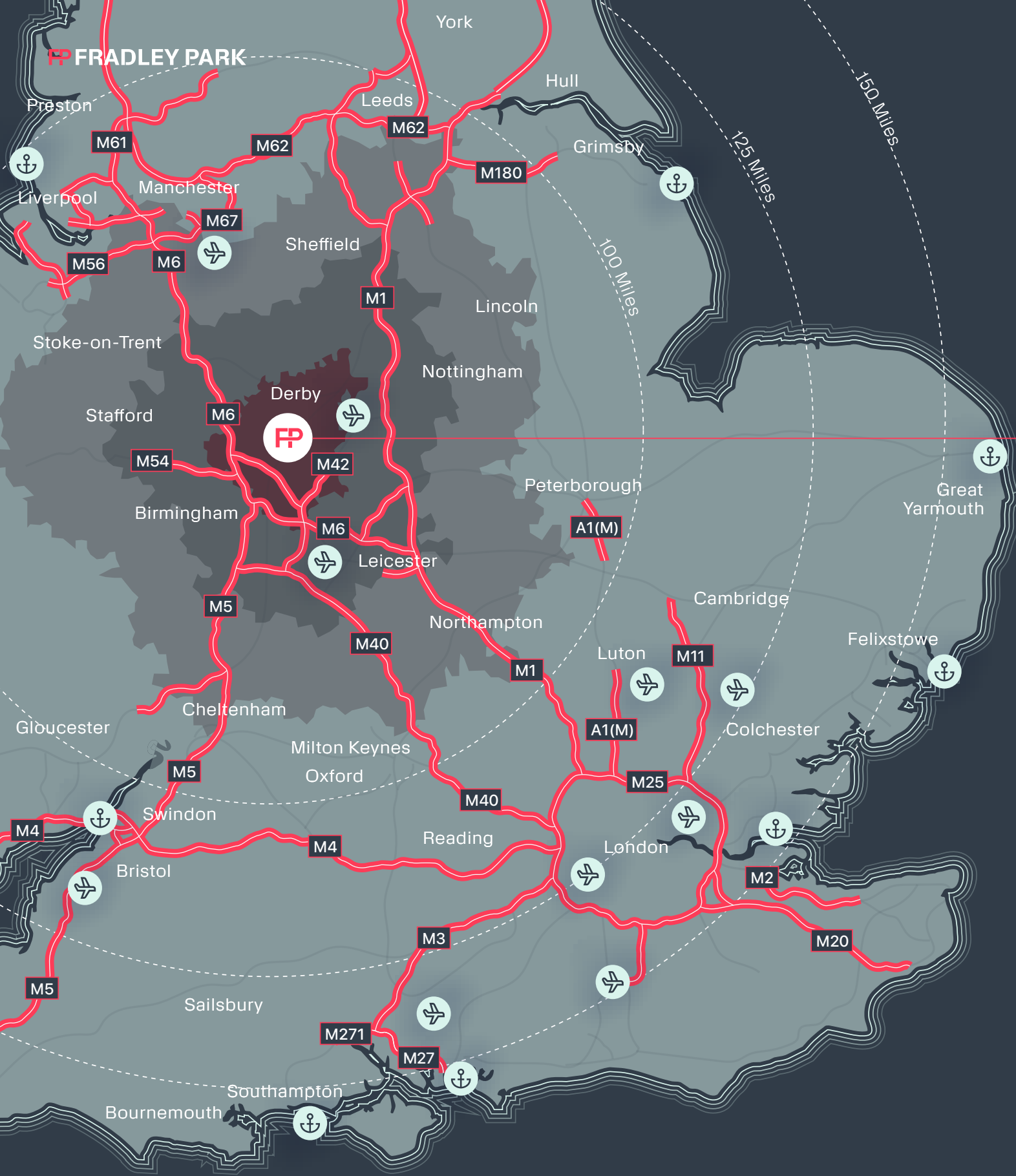
Outdoor breakout area with
walkways and **green spaces**



OCCUPIER COMFORT AND BUILDING PERFORMANCE

Comfort-cooled office
accommodation, **cycle**
storage and **secure, gated** and
fenced site environment





WOOD END LANE, FRADLEY PARK, LICHFIELD, **WS13 8NG**

Fradley Park is strategically positioned within the Midlands logistics corridor, immediately adjacent to the A38 and approximately 4.5 miles from Junctions T4 and T5 of the M6 Toll.

The location provides efficient access to the UK motorway network, including the M6, M42, M40, M1 and A50, supporting both regional and national distribution.

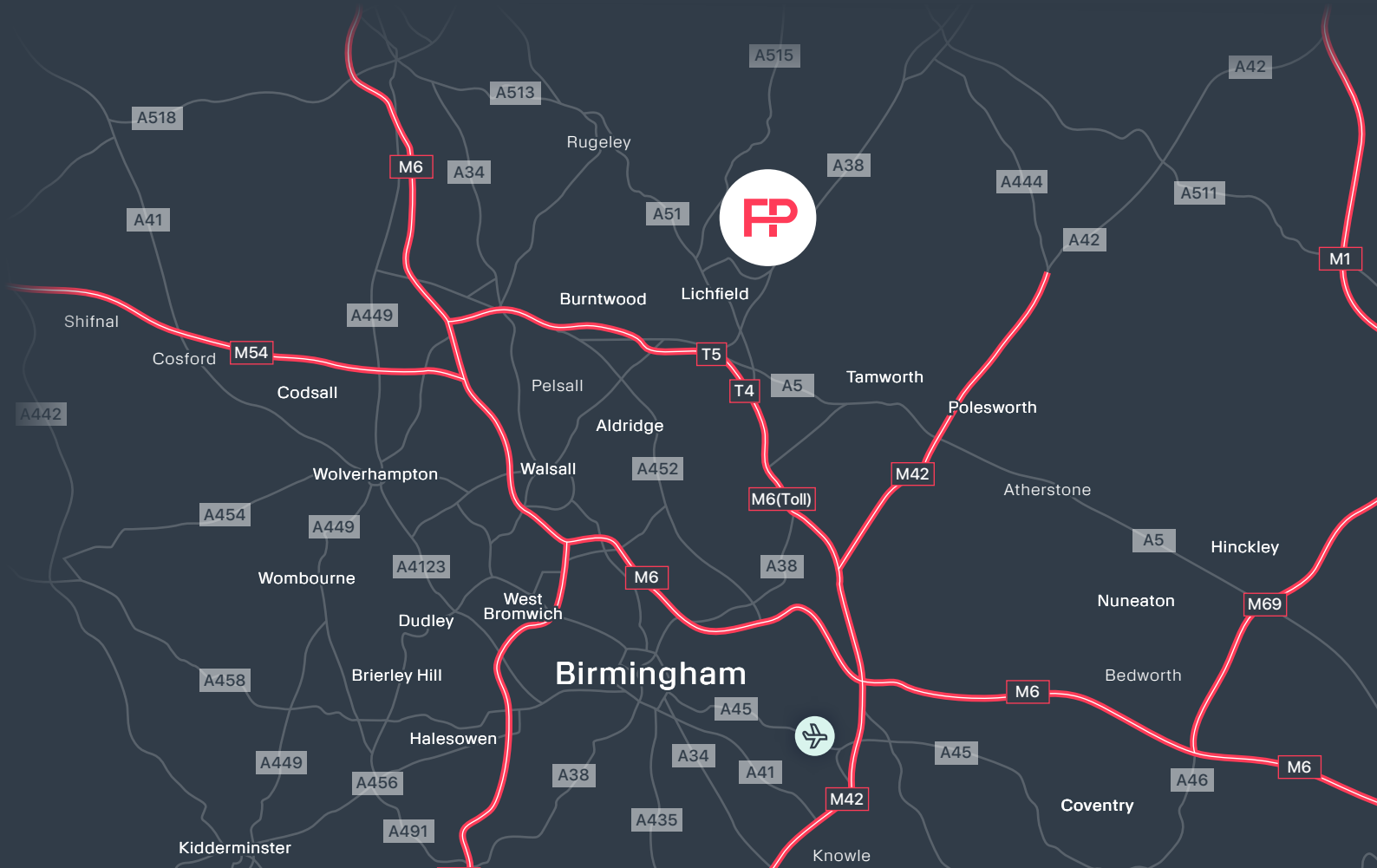


- 1,473,293 within 30 minute drive
- 7,428,178 within 60 minute drive
- 12,297,175 within 90 minute drive

DRIVE TIMES

A38	2 Mintues	1 Mile
Lichfield	8 Minutes	4 Miles
M6 Toll Road (Toll 5)	9 Minutes	6 Miles
M6 Toll Road (Toll 4)	9 Minutes	6 Miles
Burton Upon Trent	16 Minutes	11 Miles
M42 (Junction 10)	18 Minutes	13 Miles
M6 (Junction 7A)	22 Minutes	18 Miles
Birmingham Int. Freight Terminal	30 Minutes	21 Miles
Birmingham City Centre	35 Minutes	21 Miles
M1 (Junction 24)	26 Minutes	26 Miles
East Midlands Airport	38 Minutes	30 Miles

YOUR BUSINESS
MOMENTUM STARTS HERE



POWERED BY THE RIGHT WORKFORCE

WORKFORCE COMPOSITION

Source: NOMIS

13%

13% of the local workforce is employed in manufacturing

69.8%

69.8% of the local population are economically employed

21K+

21,677 people employed in the transport and storage sector across the wider catchment

1M

Over 1 million people live within a 30-minute drive time of Fradley Park



harrislamb

DTRE

Matthew Tilt

matthew.tilt@harrislamb.com
07834 626 172

Neil Slade

neil.slade@harrislamb.com
07766 470 384

Thomas Morley

thomas.morley@harrislamb.com
07921 974 139

Tom Fairlie

tom.fairlie@dtre.com
07747 441 858

Richard Harman

richard.harman@dtre.com
07776 200 143

Jamie Durrant

jamie.durrant@dtre.com
07341 661 962

Misrepresentation Act: These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. January 2026. Designed by CORMACK - cormackadvertising.com