



FRADLEY PARK
FP155

**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

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.



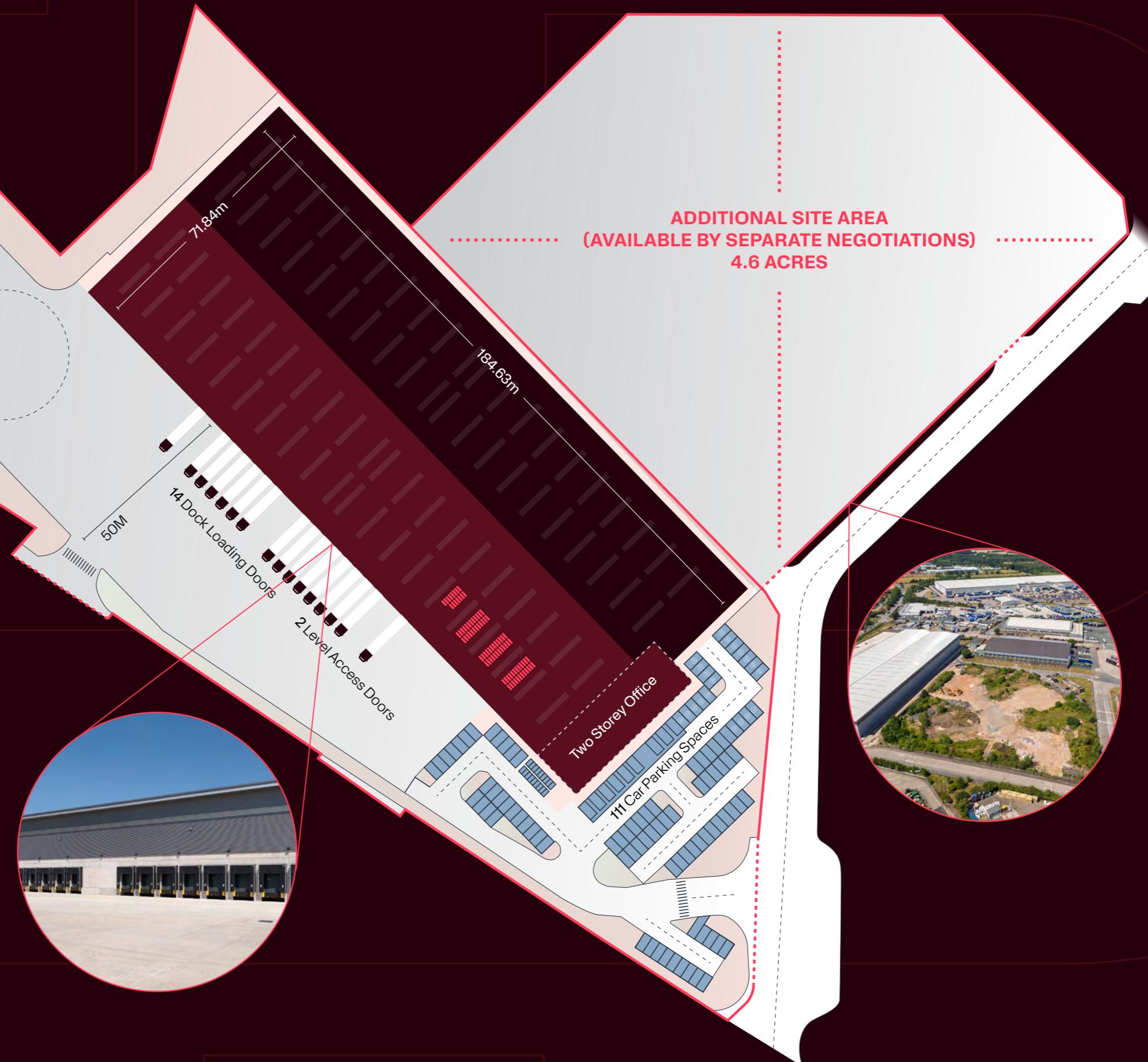
FP155 provides a new high-quality warehouse designed to support efficient, large-scale logistics operations.

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	 Level Access	 Car Parking	 Power Supply
14 Doors	2 Doors	111 Spaces	1 MVA
 Internal Height	 Floor Loading	 Fully Secure Site	 Two Storey
12.5M	50kN/m ²	Gated & Fenced	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



EMPLOYEE COMFORT AND OUTDOOR SPACE

Outdoor breakout area with walkways and green spaces



LEADING SUSTAINABILITY PERFORMANCE

EPC Rating 'A' and **BREEAM 'Excellent'**



ELECTRIC VEHICLES AND FUTURE READINESS

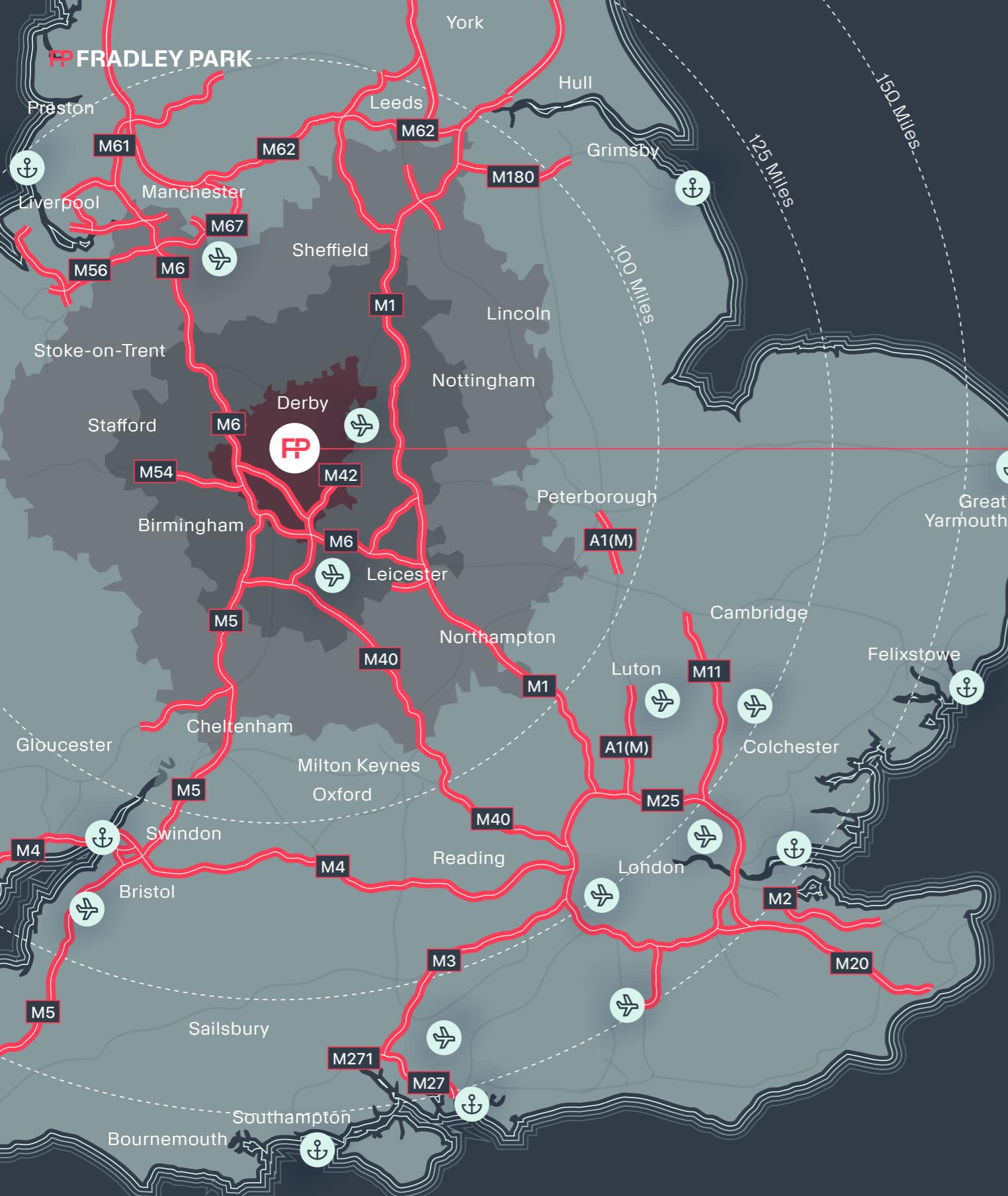
20 EV charging spaces provided and three-phase **1 MVA** power supply



OCCUPIER COMFORT AND BUILDING PERFORMANCE

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





YOUR BUSINESS MOMENTUM STARTS HERE

WOOD END LANE, FRADLEY PARK, LICHFIELD, WS13 8N

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 To

The location provides efficient access to the UK motorway network, including the M6, M4, M40, M1 and A50, supporting both regional and national distribution.



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

DRIVE TIME

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



POWERED BY THE RIGHT WORKFORCE

WORKFORCE COMPOSITION

13%

13% of the local
workforce is employed in
manufacturing

21K+

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

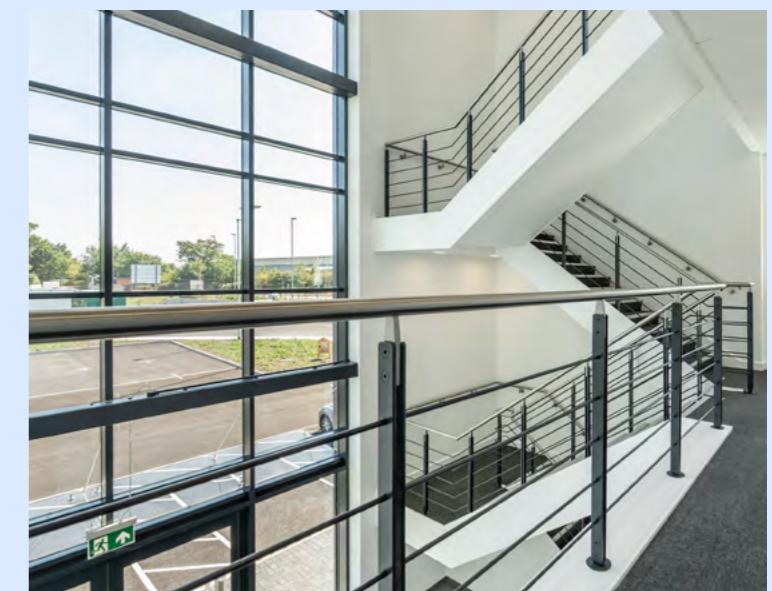
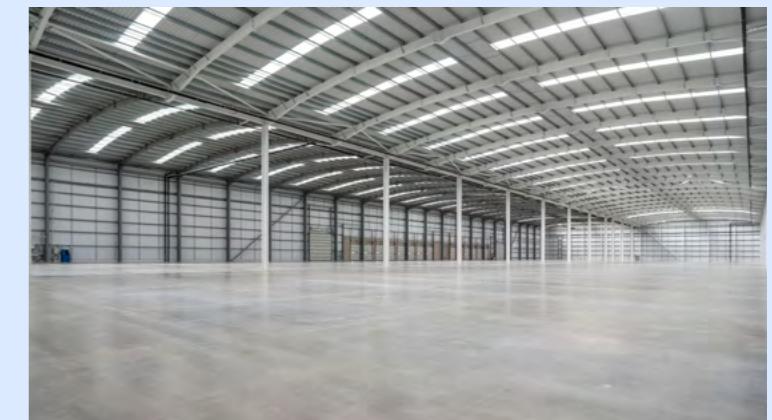
69.8%

69.8% of the local
population are economically
employed

1M

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

Source: NOMIS



harrislamb

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

DTRE

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

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