

TO LET
NEW WAREHOUSE/
PRODUCTION UNIT

FRADLEY
 **LINK**

Link 205 - 206,161 sq ft

Wellington Crescent, Fradley Park, Lichfield, Staffordshire WS13 8RZ

FRADLEYLINK.COM

Fradley Park Overview

Fradley Park is at the heart of the country's transport network. It comprises over 4m sq ft of accommodation and is well established as a first-class location for distribution/manufacturing.

Occupiers include DHL, Newell Rubbermaid, Faurecia, Screwfix, Cotswold Company, Tesco, ASOS and Hawkins Logistics.



THE DEVELOPER

Evans Property Group are a long established investment and development company and has been involved at Fradley Park for over 20 years developing over 2M sq ft on the site. They have a track record of delivering high quality buildings to occupiers requirements for companies including Tesco, Whitbread, Barclays Bank, The Environment Agency, Rotherham Borough Council and York University.

EVANS
property group

1,004,894

of the population are within a 30 min drive time

60%

of the population in Lichfield are of working age

4.3%

of the Lichfield working population are employed in the transportation and storage sector

75%

of the population of Lichfield are qualified to NVQ level 2 and above

FRADLEY
LINK

SUSTAINABILITY FEATURES

Incorporating sustainability into the logisitics / industrial unit design mitigates harmful effects to the environment, encourages worker safety and comfort and lowers operating costs. These units will benefit from:



12% roof
lights



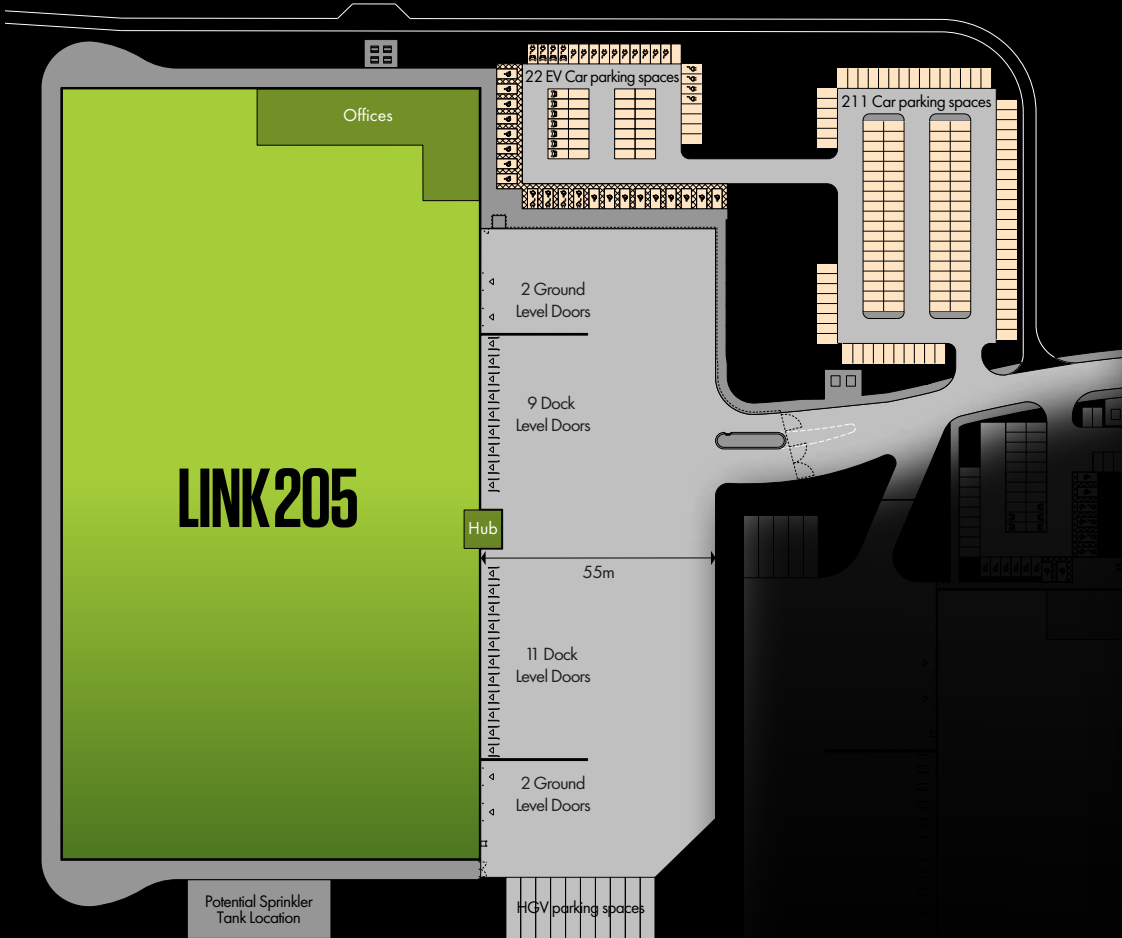
BREEAM
'Excellent'



EPC Rating
(A16)



EV
charging
points



SPECIFICATION

LINK 205

WAREHOUSE/INDUSTRIAL

- 15m height to underside of haunch
- 50kN/m² FM1 floor loading/quality
- 4 Ground level loading doors
- 20 Dock level loading doors
(Inc 4 Euro dock loading doors)
- 1 MVA Power supply

EXTERNAL

- 211 Car parking spaces
(Inc 22 EV and 8DDA)
- Future proofed/cable enabling a further
22 EV car spaces and 10 EV HGV spaces
- Secure fenced yard
- Provision for sprinkler tanks

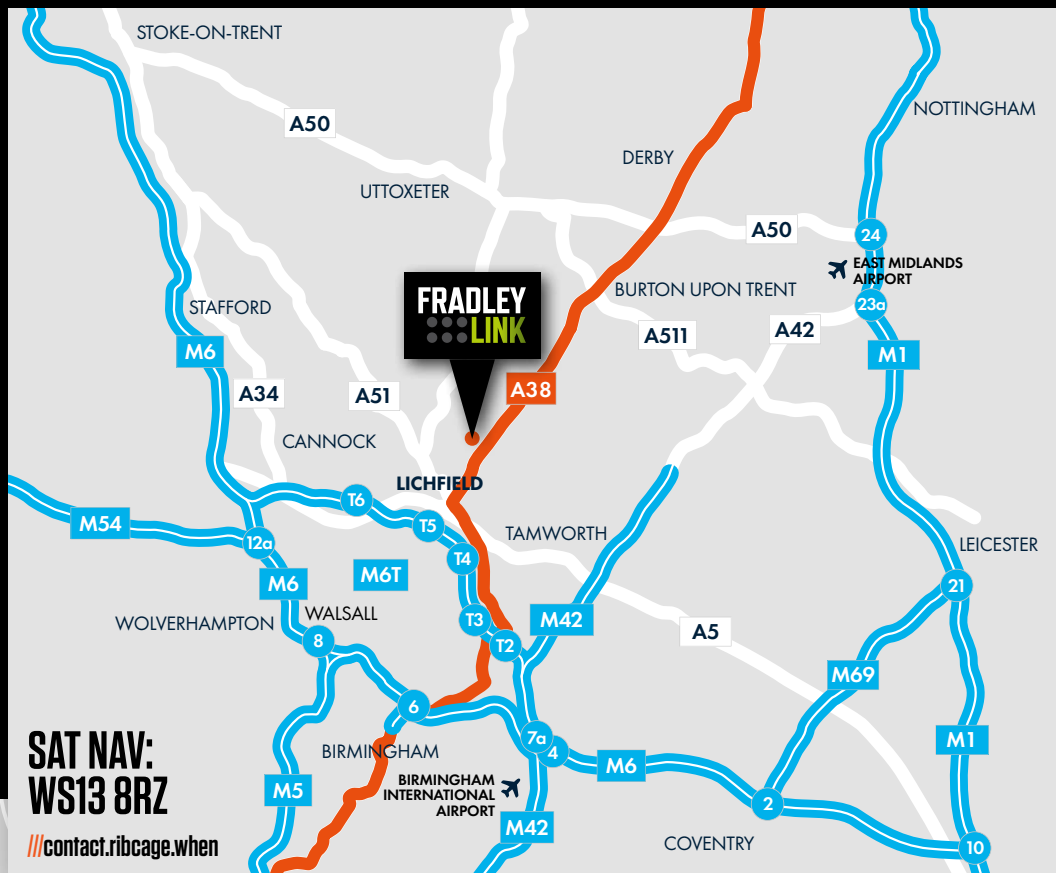
OFFICE/ANCILLARY OVERVIEW

- Feature glazed entrance
- LED lighting
- Passenger lift
- Carpet tiling
- Raised flooring
- Air conditioning



SCHEDULE

	Link 205
Ground - Warehouse	192,245
Ground - Office	1,971
Ground - Hub Office	837
1st - Office	10,295
1st - Hub Office	813
Total	206,161

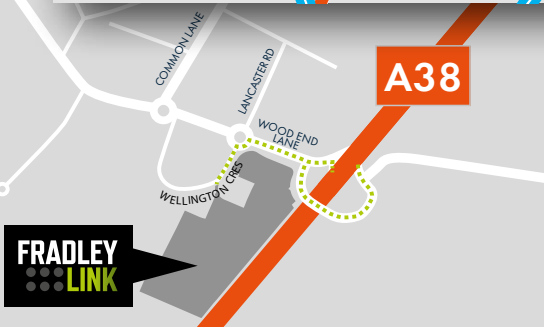


A SUPERB LOCATION

- At the heart of the country's motorway network
- Excellent access to M1, M42, M40, M6 and A50
- 4.5 miles to T4 and T5 of M6 Toll Road
- Close to two international airports
- Major railway connections nearby
- Bus services from Lichfield and Burton-on-Trent
- Large employment catchment area

DISTANCES BY DRIVE TIMES AND ROAD

Destination	Distance	Drive time
Birmingham	21 miles	33 mins
Nottingham	37 miles	59 mins
Manchester	84 miles	1 hr 42 mins
Leeds	93 miles	1 hr 58 mins
London	125 miles	2hr 46 mins
Glasgow	285 miles	5hr 33 mins



**AVISON
YOUNG**

0121 236 8236

avisonyoung.co.uk

David Willmer
+44 (0)7831 820 651
david.willmer@avisonyoung.com

Max Andrews
+44 (0)7770 801 885
max.andrews@avisonyoung.com

JLL

0121 643 6440

property.jll.co.uk

Will Arnold
+44 (0)7793 149 886
will.arnold@jll.com

Steven Jagers
+44 (0)7837 995 259
steven.jagers@jll.com

FRADLEYLINK.COM

A development by

EVANS
property group

MISREPRESENTATION ACT 1967: Avison Young for themselves and for the vendor and lessor of this property, whose agents Avison Young give notice that: 1. These particulars do not form, or form any part of, an offer or contract. 2. They are intended to give a fair description of the property, but neither Avison Young nor the vendor or the lessor accept responsibility for any error they may contain, however caused. Any intending purchaser or lessee must therefore satisfy himself by inspection or otherwise as to their correctness. 3. Neither Avison Young nor any of their employees, has any authority to make further representation or warranty whatever in relation to this property. 2025. **Designed and produced by Barques Design. www.barques.co.uk**