



To Let

Industrial Warehouse Opportunity

- 1MVA power supply
- Fully fitted warehouse
- Modern two-storey offices
- Flexible lease terms available

Unit 7

Blenheim Way, Fradley Park, Lichfield, WS13 8SY

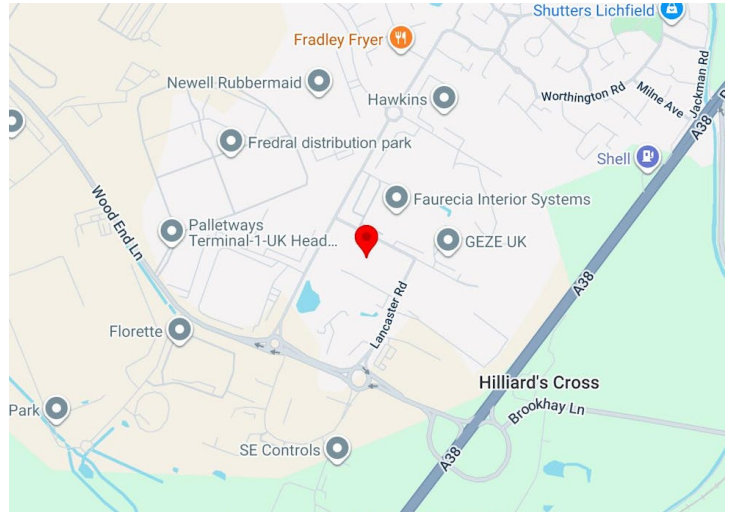
113,428 sq ft

10,537.81 sq m

Reference: #331281

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Summary

Available Size	113,428 sq ft / 10,537.81 sq m
EPC	Upon enquiry

Description

The premises comprises a detached clear span steel portal framed warehouse, which benefits the following specification:

- 12m eaves height
- 3 level access doors
- 4 dock level loading doors
- 50m yard depth
- Two storey offices
- Staff welfare facilities
- Large car park

Location

Fradley Park is situated on the A38 dual carriageway, directly north of Lichfield and the northeast of Birmingham.

The site sits a mere 4.5 miles away from T4 and T5 of the M6 Toll Road. It boasts exceptional connectivity to major routes such as the M1, M42, M40, M6 and A50 through the A38.

Additionally, the site is conveniently positioned near Birmingham International and East Midlands airports, facilitating easy access to domestic and international travel.

Accommodation

The premises is arranged over the first and ground floors and provides warehouse, office, W/C and staff welfare space.

Description	sq ft	sq m
Warehouse	95,978	8,916.65
Office	17,450	1,621.16
Total	113,428	10,537.81

Terms

The unit is available by way of assignment or sub-lease expiring April 2028. A new lease may be available subject to Landlord negotiation.

Rateable Value

£670,000

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