

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

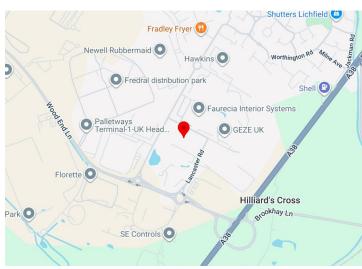


Unit 7

Blenheim Way, Fradley Park, Lichfield, WS13 8SY







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.

Office 17,450 1,621.1	6 7.81
077	6
Warehouse 95,978 8,916.	65
Description sq ft sq m	

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

Steven Jaggers

0121 214 9953 | 07837 995259 steven.jaggers@jll.com

Lex Souza

01216436504 | 07752466959 lexann.souza@jll.com

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