



TO LET
unit 7



104,014 sq ft
Warehouse/Industrial Unit

Blenheim Way, Fradley Park, Lichfield, WS13 8SU

FRADLEY PARK
Lichfield



REIT®

ASSET MANAGEMENT

unit 7

DEVELOPMENT

With an established reputation, Fradley Park is a versatile opportunity for a wealth of businesses, having already attracted a number of national brands.

Situated one mile north of Lichfield and easily accessed off the A38 (dual carriageway), Fradley Park enjoys planning consent for over 4M sq.ft. of warehousing, industrial, offices and business support facilities with over 2M sq.ft. already developed and occupied.

DESCRIPTION

Warehouse

- Height to underside of haunch 12m (39.6 ft)
- 8 dock level access doors
- 4 level access doors
- Secure service yard with a depth of 50.5m

OFFICES

- 2,943 sq.ft. (273 sq.m)
- Single storey with potential expansion to first floor
- Ancillary warehouse office/welfare
- 99 car parking spaces

SERVICES

All usual mains services are connected to the property.

There is a three phase power supply. The offices have fluorescent lighting and traditional radiator heating.

TERMS

The unit is available on a new full repairing and insuring lease.

A service charge is payable towards the maintenance of common areas of the Park.

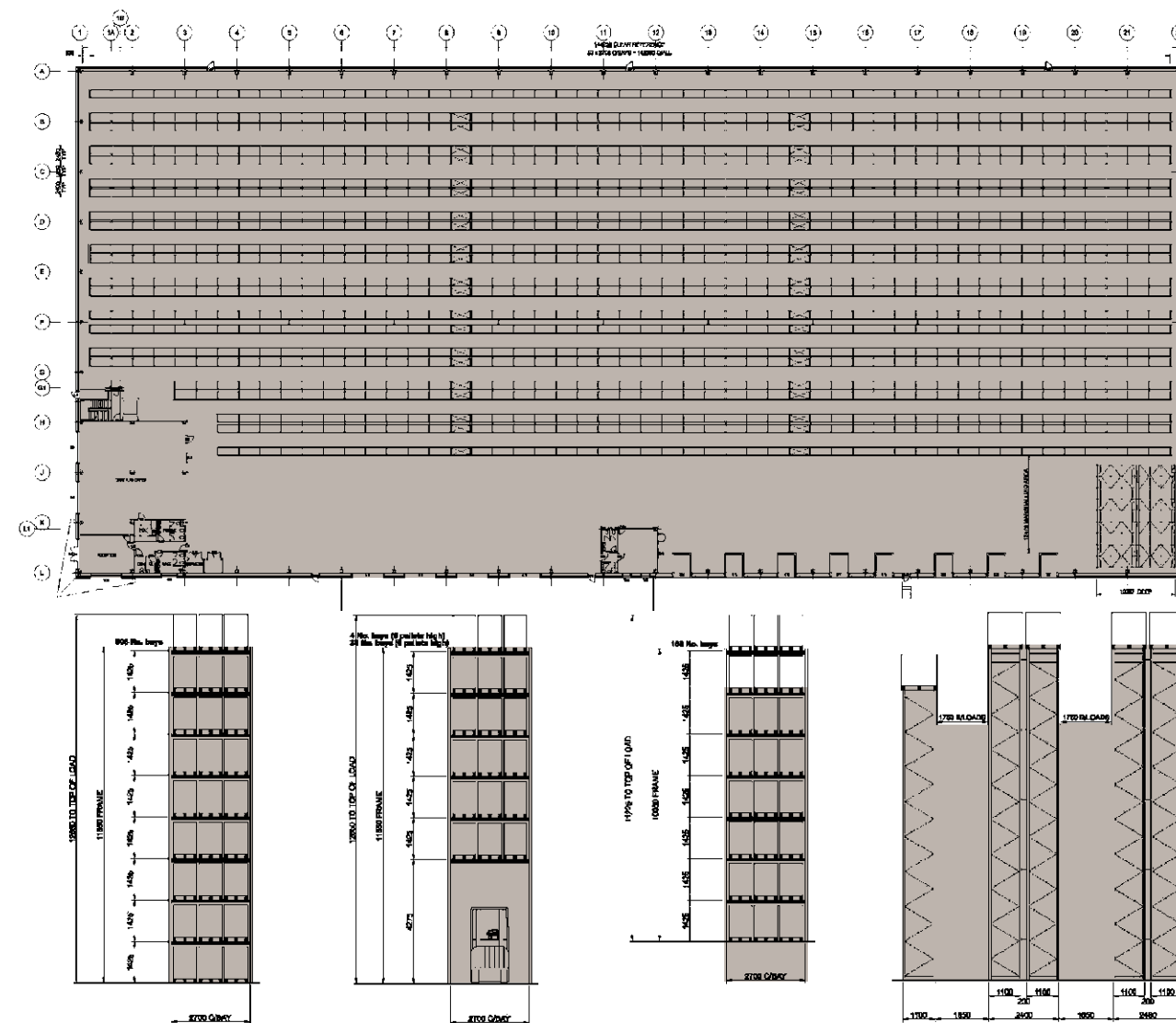
RENTAL

On application.

VAT

VAT will be payable.

INDICATIVE RACKING PLAN



GENERAL NOTES

Stormor XL narrow aisle pallet racking (proposal 1):-

Pallet size:- 800mm(E)x1200mm(D) 4 – way entry.

Load size:- 800mm(E)x1200mm(D)x1250mm(H) Incl. pallet.

Load weight:- 500kg.

Total number of pallets stored – 28845.

UDSWL per pair of beams 2700mm long – 1500kg

UDSWL per pair of beams 2250mm long – 2000kg.

⊠ :- Indicates fork lift truck access bays.

All bottom beam levels in the fork lift trucks access bays to be provided with close boarded timber shelves (Separate price – proposal 1A)

— :- Indicates single bar safeguard safety barriers to be provided to all rack ends and fork lift truck access bays (Separate price – proposal 1B)

All frames to be secured to the floor.

Indicative racking layouts produced by Link 51



Link 51 (Storage Products), Link House,
Halesfield 6, Telford, Shropshire, TF7 4LN
Telephone: (01952) 682251
Fax: (01952) 682616
E-mail: racking@link51.co.uk
Website: www.link51.co.uk

This drawing remains the property of Link 51 (storage products)

FRADLEY PARK

ACCOMMODATION	sq. ft.	sq. m.
Warehouse	98,128	9,116
Ground floor offices	2,943	273
First floor storage (potential offices)	2,943	273
Total	104,014	9,662

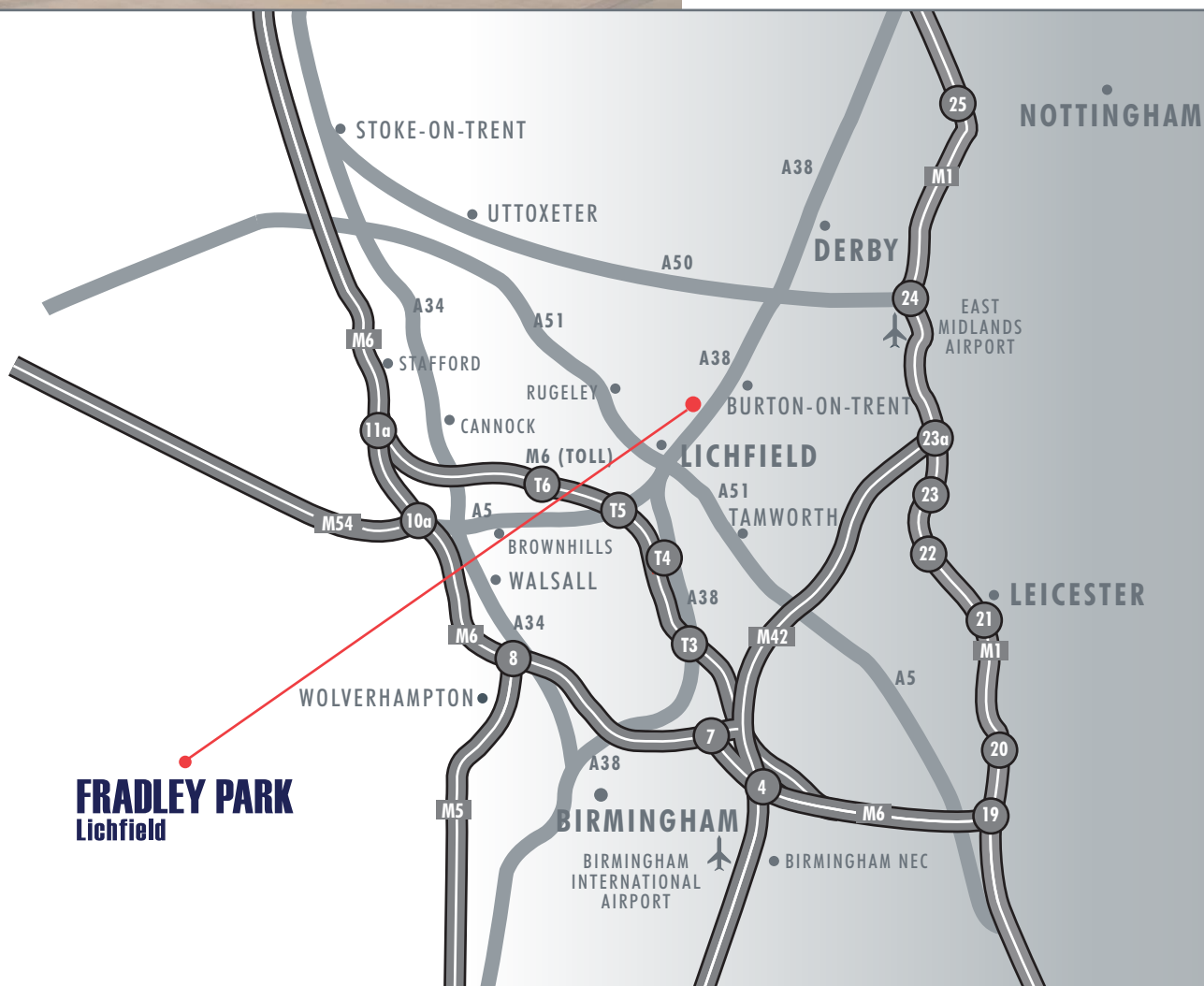




DISTANCES BY DRIVE TIMES AND ROAD

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

Fradley Park is at the heart of the country's transport network. It comprises over 300 acres and is well established as a first class location for distribution warehousing. Occupiers include DHL, Wincanton, 3663, Hellmann and Tesco's.



Designed and produced by Barques Design. Tel: 0121 233 2080

SAT NAV: WS13 8SY

FOR MORE INFORMATION CONTACT:

Andrew Buckman
andrew.buckman@kingstoncpc.co.uk

David Willmer
david.willmer@gvagrimley.co.uk

KINGSTON
Commercial Property Consultants

01543 414300
www.kingstoncpc.co.uk

0121 236 8236

GVA Grimley

3 Brindleyplace, Birmingham B1 2JB
www.gvagrimley.co.uk

GVA Grimley Limited conditions under which particulars are issued by GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT