

RARE CROSS-DOCKED INDUSTRIAL
WAREHOUSE UNIT

TO LET

142,892 SQ FT (13,275 SQ M)

SUB-DIVISIONS AVAILABLE

FX142



FRADLEY PARK
LICHFIELD WS13 8SX

READY FOR IMMEDIATE OCCUPATION



ESTABLISHED
LOGISTICS
LOCATION



102
LOADING DOORS



2X SECURE
50M YARDS





FRADLEY PARK IS AN ESTABLISHED INDUSTRIAL DISTRIBUTION PARK SET WITHIN OVER 300 ACRES WITH AN IMPRESSIVE RANGE OF COMPANIES OCCUPYING 4 MILLION SQ FT OF ACCOMMODATION.

► OCCUPATIONAL FLEXIBILITY

FX142 provides a rare opportunity to acquire all/part of a purpose built cross-docked logistics facility in the heart of the Midlands.

► LEASE FLEXIBILITY

FX142 is held on a FRI lease until May 2032 and is available by way of sub-lease (all/part) or Assignment.

► STRATEGIC LOCATION

FX142's central Midlands location enables swift access to the M6, M6(T), M42 & M1 motorways and the ability to service large areas of population within a 4 hour drive time.





> SPECIFICATION

The unit can be split if required benefiting from their own designated warehouse, office and yard areas with the following general specification:

WAREHOUSE



Cross-docked loading facilities with 102 loading doors in total



8.75m clear internal eaves height (11.5m at apex)



Sodium spot lighting



Generous staff welfare

OFFICES



Raised floors



Suspended ceilings



Fully fitted

EXTERNAL



Extensive loading canopies



2x 50m deep yards



Full 360° circulation



Generous HGV and separate parking



Secure gatehouse controlled entry

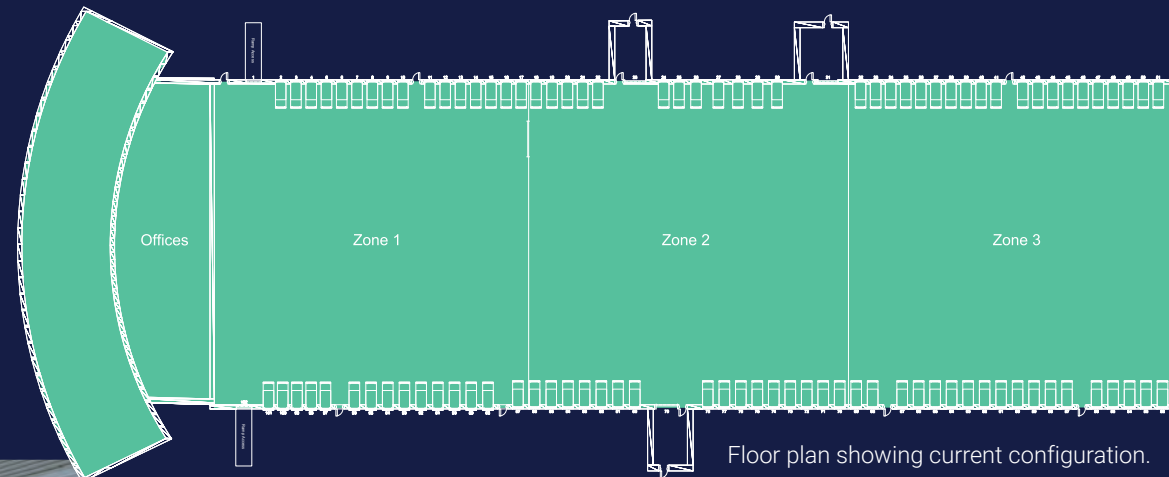


➤ ACCOMMODATION

DESCRIPTION	FLOOR	SQ FT	SQ M
Warehouse	Ground	113,402	10,535
Office	Ground	15,126	1,405
Office	First	14,209	1,320
Gatehouse	Ground	155	14.35

Total (approx Gross Internal area) 142,892 13,275

The site extends to approximately 11.91 acres (4.82 ha) providing a low site cover of approximately 25%.



Floor plan showing current configuration.



➤ FLEXIBILITY

FX142 is available by way of a sub lease or assignment. The warehouse area is currently sub-divided into three areas, each capable of separate occupation.

INDICATIVE WAREHOUSE AREAS

Zone 1: 37,000sq ft (3,437 sq m)

Zone 2: 36,000sq ft (3,344 sq m)

Zone 3: 40,300sq ft (3,744 sq m)

Subject to measurement and additional office requirements.



> RENT/TERMS

The unit is held under an FRI lease expiring in May 2032 and is available by way a sub-lease of whole or part, or Assignment of the whole.
Please contact agent for a tailored proposal option.

> VAT

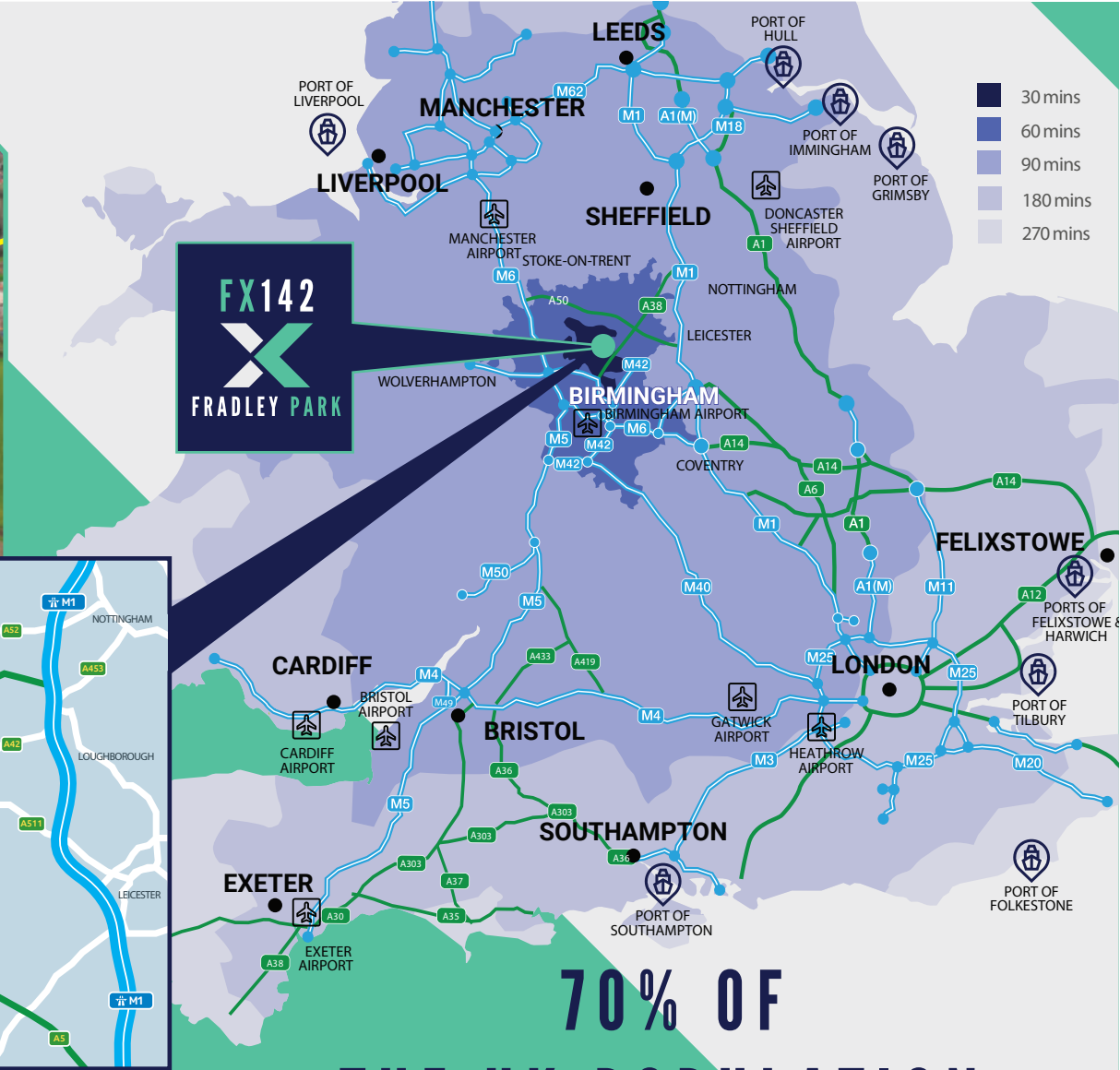
All figures are subject to VAT where applicable.

> SERVICES

All mains services are connected to the unit.

> EPC

The unit has an EPC rating of C.



DISTANCES

Destination	Miles
Lichfield	7
Burton upon Trent	11
Birmingham	21
Nottingham	37
Manchester	84
Leeds	93
London	125

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calls.eager.alternate

VIEWING

To view and for further information contact:

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**70% OF
 THE UK POPULATION
 ACCESSIBLE WITHIN A
 4.5 HOUR DRIVE TIME**

IMPORTANT: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. April 2024.