



Industrial Warehouse Opportunity

To Let

113,428 sq ft

The Space

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

The unit comprises the following floor areas:

Warehouse: 95,978 sq ft

Office: 17,450 sq ft

Total: 113,428 sq ft

Unit 7
Blenheim Way
Fradley Park
Lichfield, WS13 8SY

Industrial Warehouse Unit

Highlights

- Extensively refurbished
- Fitted warehouse
- Modern two-storey offices
- Flexible lease terms available

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Description

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

- Fully refurbished
- 12m eaves height
- 5 level access doors
- 8 dock level loading doors (incl. 2 Euro docks)
- 50m yard depth
- Two storey offices
- Staff welfare facilities
- Large car park

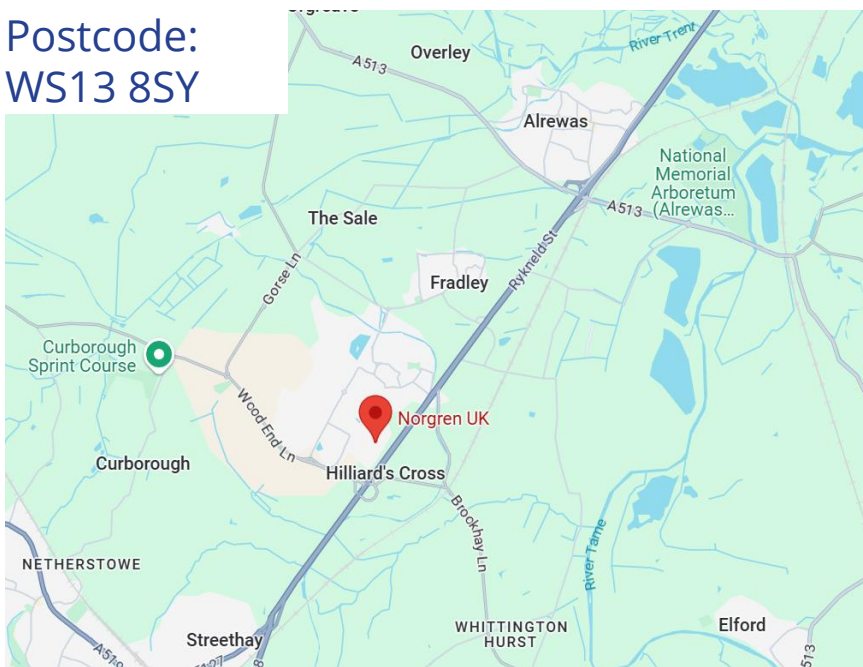
Terms

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

VAT

This property is elected for VAT.

Postcode:
WS13 8SY



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.

Rateable Value

£840,000 from April 2026

Energy Performance Certificate

Available on request.

Contacts

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