

ERGO 354 FRADLEY

ergo.
Logistics

LICHFIELD, WS13 8LH

WWW.ERGOFRADLEY.CO.UK



AVAILABLE FOR IMMEDIATE OCCUPATION

TO LET

NEWLY DEVELOPED
INDUSTRIAL/LOGISTICS UNIT
353,888 SQ FT / 31,314 SQ M

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Overview

Ergo 354, Fradley comprises a brand new speculatively built warehouse. The unit is a steel portal frame construction with profile metal sheet elevations and insulated profile metal sheet roofs, designed to meet the modern occupiers' requirements.

Features

BREEAM® EXCELLENT



EPC A



PLANET MARK
CERTIFICATION



GRADE A TWO
STOREY OFFICES



15M CLEAR
HEIGHT



SECURE
50M YARD



FLOOR LOADING
50KN/M2



36 DOCK
LEVELLERS


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Fradley Park DC2 has achieved the Planet Mark.



We've achieved the Planet Mark Development Certification.

 **PlanetMark**
Certified Development

#DecadeofAction



We are Planet Mark Certified



Measure

- 25,713 tCO₂e**
Total carbon budget.
- 13,277 tCO₂e**
Total embodied carbon.
- 12,436 tCO₂e**
Total operational carbon.

-29%
Total carbon reduction.

-23%
Total embodied carbon reduction.

-35%
Total operational carbon reduction.

Completion Date: 23/05/2022
Certification Date: 15/06/2022

Carbon reduction compared to a business-as-usual baseline. Life Cycle Assessment completed by SPP, and verified by Planet Mark.

Engage

Engagement of local and global communities in sustainability.

12 local services received a sustainability workshop from Eden Project and certification to the Planet Mark for 1 year.

Communicate

Through communication of sustainability initiatives and performance at Fradley Park DC2, awareness of environmental and social impacts has been raised.

This is to certify that the whole life carbon footprint of Fradley Park DC2 has been measured and reduced.

Certification achieved: 15 June 2022



Empowering change for a brighter future.
The Planet Mark is a sustainability certification for every type of organisation, for products and the retail. Our certification recognises continuous improvement, encourages action and builds an empowered community of like-minded individuals who make a world of difference.

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Masterplan

ERGO 354

Ground Floor Warehouse
337,062 SQ FT / 31,314 SQ M

Office
11,609 SQ FT / 1,079 SQ M

Hub Office
4,924 SQ FT / 457 SQ M

Gatehouse
293 SQ FT / 27 SQ M

Total GIA
353,888 SQ FT / 32,877 SQ M

Warehouse Specification

- 15m haunch height
- 36 dock levellers
- 4 level access loading doors
- 50 m secure yard
- 84 HGV spaces
- 331 car parking spaces
- Floor loading 50KN/m2
- EV Charging Points
- 15% Roof Lights

Office Specification

- Raised Access Floors
- Suspended Ceilings
- Kitchenette/Tea Point
- Showers
- Changing Facilities
- Passenger Lift



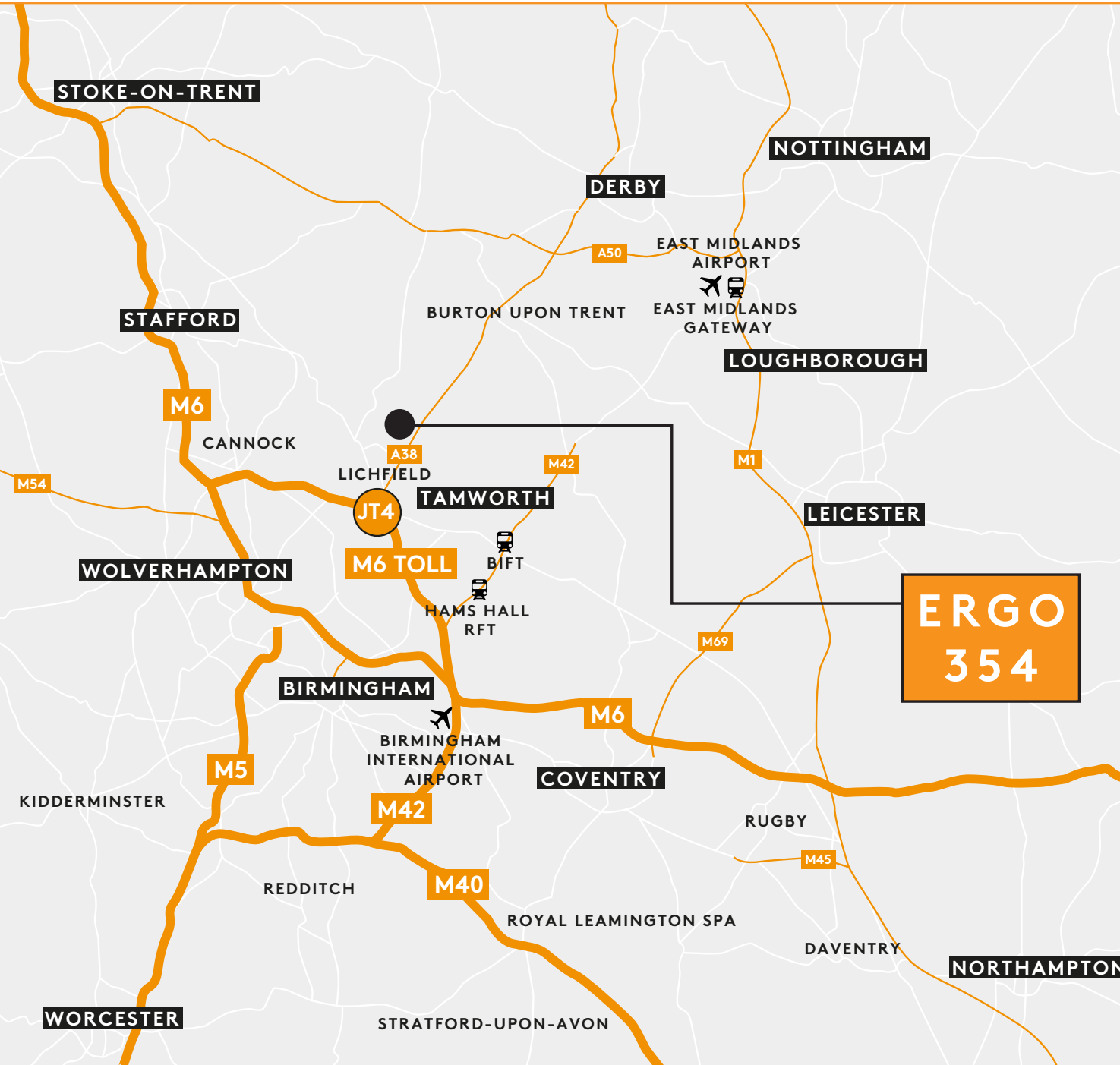
KEY

- Development boundary
- Warehouse building
- Office building
- Soft landscaping
- Bike parking

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Location

LOCATION	MILES	MINS
LICHFIELD	4	12
BURTON UPON TRENT	10	18
BIFT TAMWORTH 🚆	15	23
HAMS HALL RFT 🚆	16	24
JLR AT CASTLE BROMWICH	17	26
BIRMINGHAM	20	35
BIRMINGHAM AIRPORT ✈️	22	28
JLR AT I54	21	29
DERBY	22	28
EAST MIDLANDS GATEWAY 🚆	29	35
EAST MIDLANDS AIRPORT ✈️	30	35
COVENTRY	31	40
NOTTINGHAM	39	50
LEICESTER	47	60

Ergo 354, Fradley is located in the well-established Fradley Park between Staffordshire and the West Midlands. The property is situated on the A38 directly north of Lichfield with fast access to the M6 and M6 toll providing a gateway to the Midlands. Fradley Park is easily connected to the rest of the UK with access to the south (London) and to the north (Leeds) via the M1. Ergo 354 Fradley is ideally placed to serve the needs of industrial/distribution occupiers with over 1 million people within a 30 minute drive of Lichfield, Burton and Birmingham.

SATNAV: WS13 8LH

Planning

The unit is suitable for production and distribution uses (Class B2 & B8).

EPC

An EPC Certificate will be provided on completion.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Rent on application.

VAT

All figures are subject to VAT where applicable.

Services

All mains services will be available for connection to the unit including electricity, gas, mains water and drainage.

Contact



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