

Available to let

**26,303 - 103,455 sq ft
with 2.4 acre yard**

Drayton Manor Logistics Park
Fazeley, Tamworth B78 3SA

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PERFECTLY POSITIONED

CUBOID SELF
STORAGE

ARDENT HIRE

MTEC FREIGHT

BEESON HAULAGE

FOSROC LTD

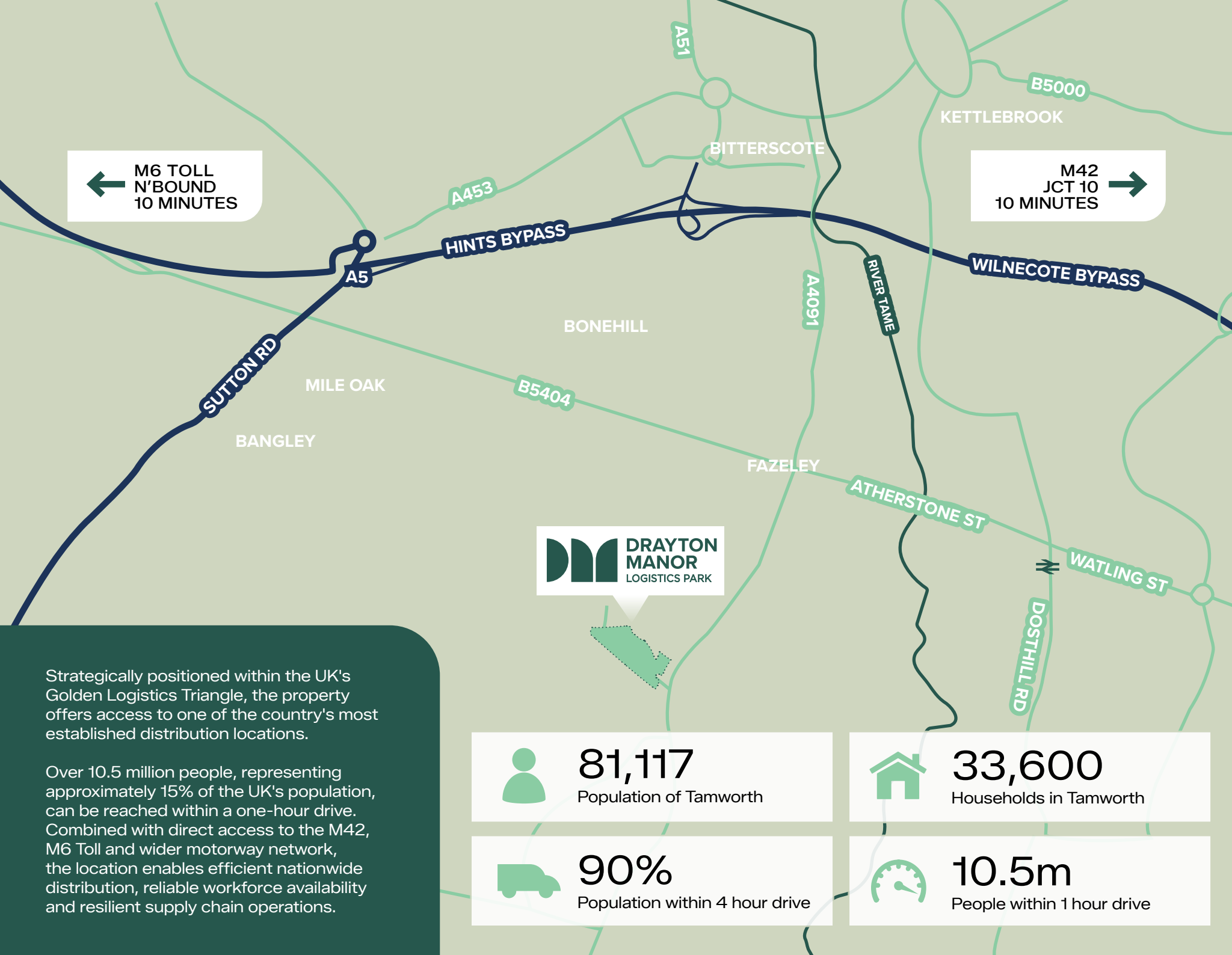
FOCUS YARDS

JPR LOGISTICS

SECURITY HUT
ENTRANCE

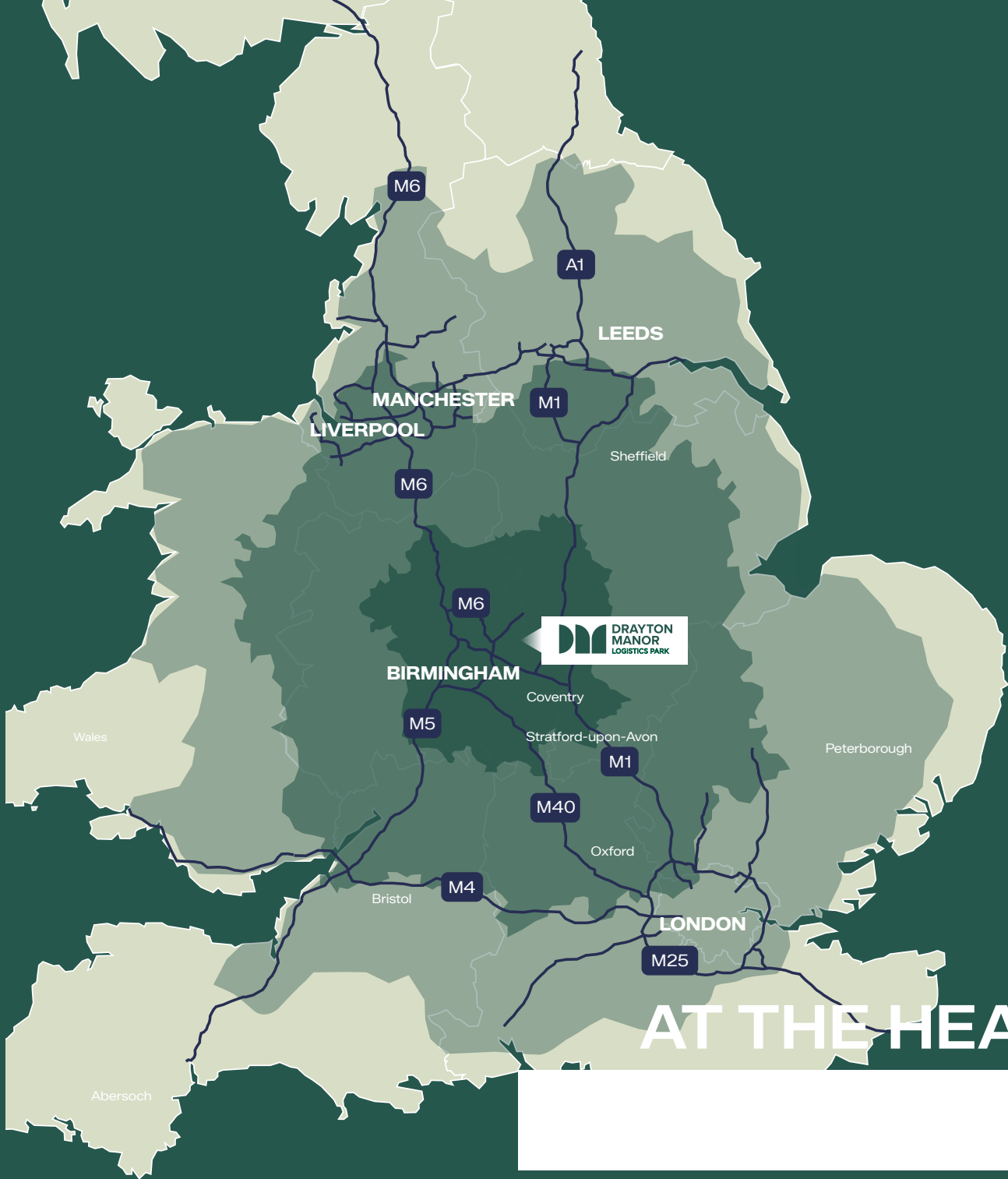
Drayton Manor Logistics Park provides more than just warehouse space. Set within an established industrial location, it offers secure, flexible accommodation for logistics, distribution and supply chain businesses. Surrounded by complementary occupiers and designed to support efficient day-to-day operations, it's a location where your business can perform today and grow tomorrow.

COLESHILL ROAD



Strategically positioned within the UK's Golden Logistics Triangle, the property offers access to one of the country's most established distribution locations.

Over 10.5 million people, representing approximately 15% of the UK's population, can be reached within a one-hour drive. Combined with direct access to the M42, M6 Toll and wider motorway network, the location enables efficient nationwide distribution, reliable workforce availability and resilient supply chain operations.



 Driving distances and times

Destination	Miles	Times
Tamworth	2	6 mins
M6 Toll	5	10 mins
Jct 10, M42	4	10 mins
Jct 7, M6	9	17 mins
Lichfield	9	19 mins
Birmingham Airport	13	19 mins
Birmingham	15	22 mins
Coventry	22	33 mins
Port of Liverpool	99	2 hours 5 mins
London	117	2 hours 10 mins

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AT THE HEART OF THE UK'S



A 103,455 sq ft warehouse available as a whole or split into smaller units. The warehouse offers front roller shutter access, a 5m eaves height, and is suitable for B2 and B8 uses.

The 26,303 sq ft front unit includes a 1.2 acre yard, with an additional 1.2 acre yard available to the 77,152 sq ft rear unit if required, along with office, kitchen and WC facilities.

UP TO 5M STORAGE HEIGHT



LEVEL ACCESS LOADING



24/7 SECURITY



LARGE POWER SUPPLY



BESPOKE FITOUT



FLEXIBLE SPACE



OPTION TO SPLIT



FLEXIBLE LEASES AVAILABLE



PARKING & LOADING



MOVE FASTER FROM A



A cost driven manufacturing facility extending to 103,455 sq ft, with a 2.4 acre secure yard and car parking area. The property includes fitted offices, kitchen and WC's, with additional yard space available if required.

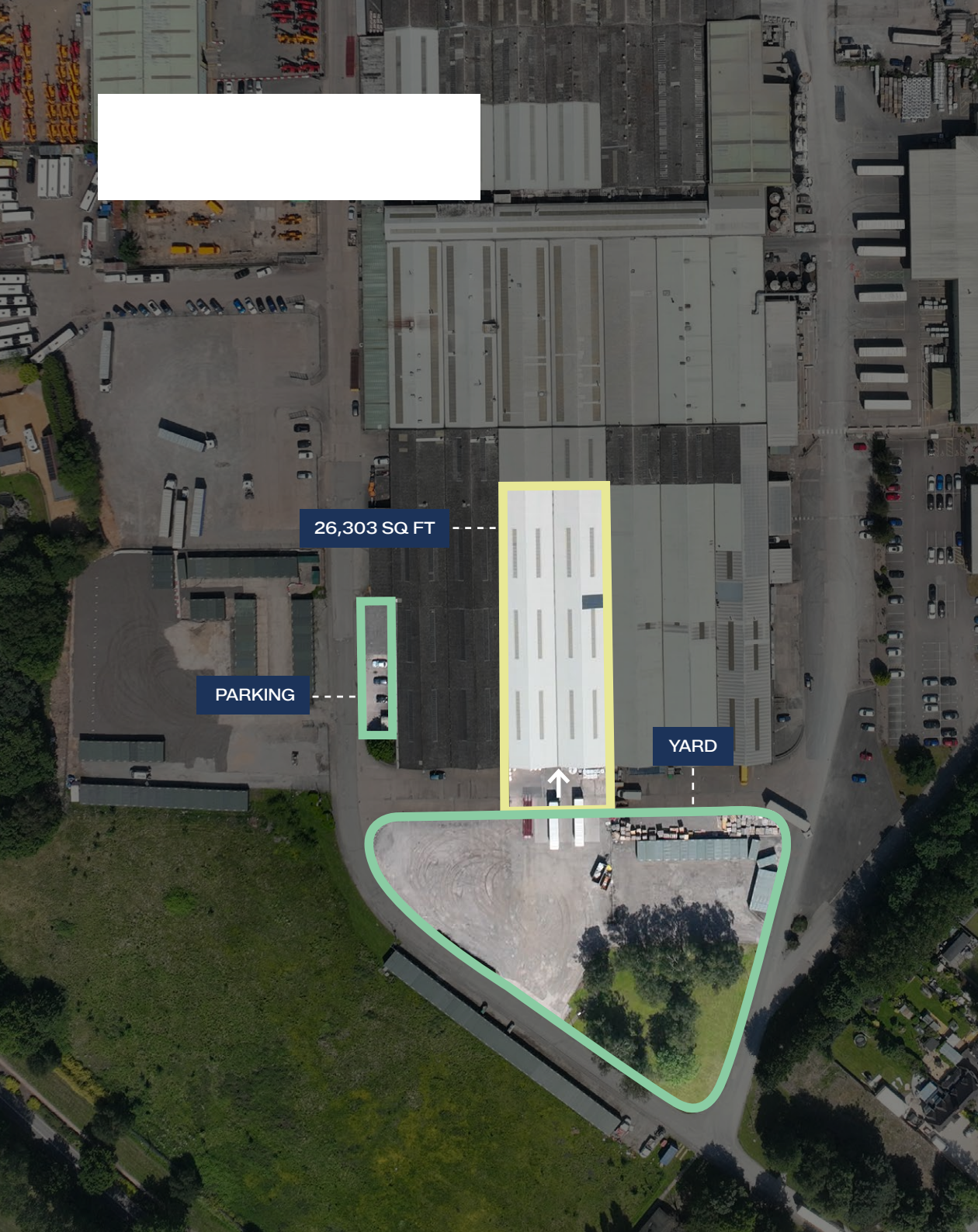
Warehouse	103,455 sq ft
Yard	1.2 acres
Additional Yard	1.2 acres

 2 level access doors

 5m maximum height

 900 kVA power supply

 15 car parking spaces



A well-positioned 26,303 sq ft open plan logistics unit with a 1.2 acre secure yard, with an additional 1.2 acres available if required. The unit offers excellent flexibility for storage, distribution and operational requirements.

Warehouse 26,303 sq ft

Yard 1.2 acres



Level access door



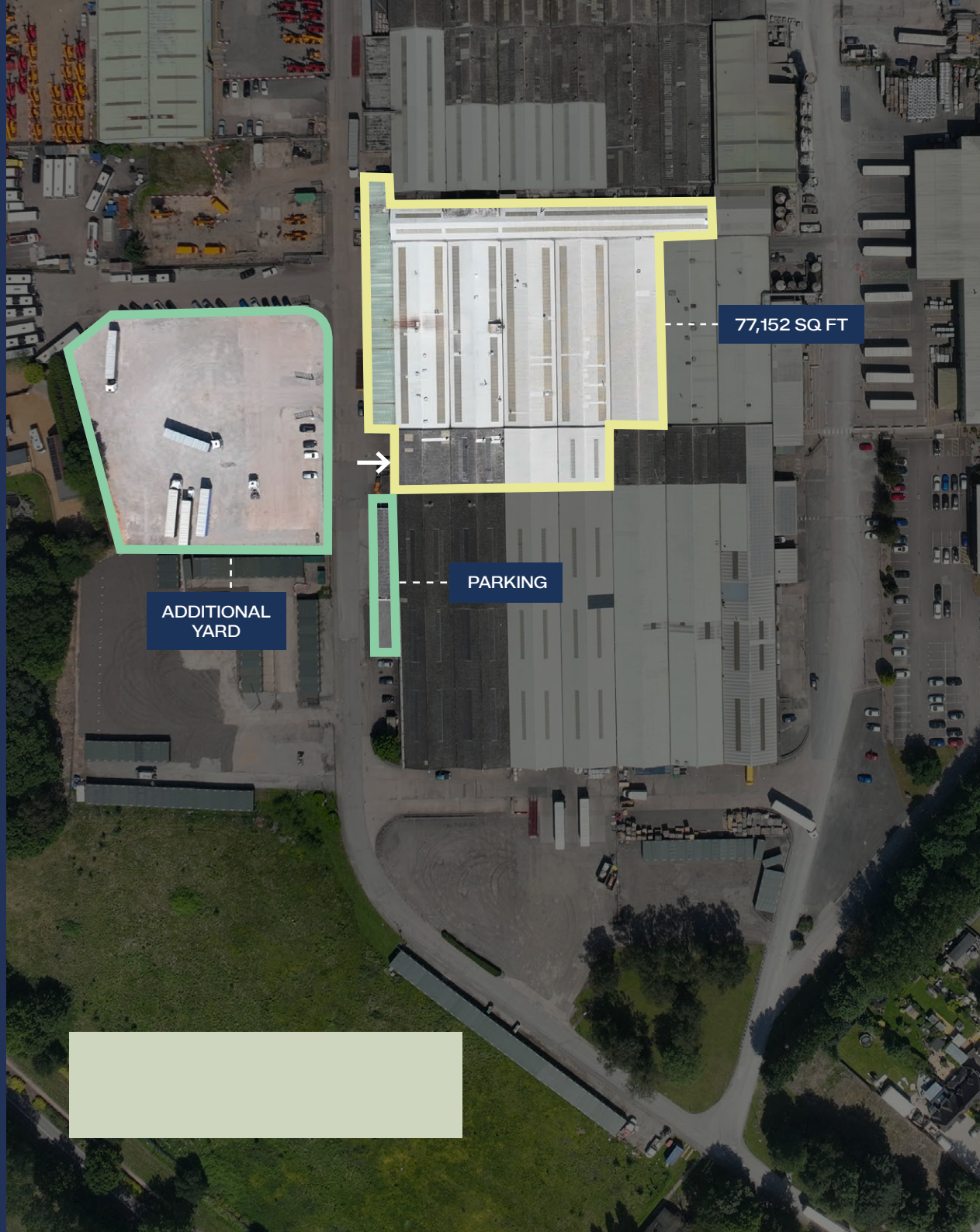
5m maximum height



900 kVA power supply



6 car parking spaces



A 77,152 sq ft industrial unit with dedicated car parking, office with personnel access, kitchen and WC facilities. A 1.2 acre yard is also available to accommodate operational requirements if required.

Warehouse	77,152 sq ft
Additional Yard	1.2 acres

-  Level access door
-  5m maximum height
-  900 kVA power supply
-  9 car parking spaces

LOCAL BUSINESS

TAMWORTH BOROUGH COUNCIL

Tamworth Borough Council has a dedicated economic development and regeneration team to support your business and help it grow. The team can give you advice on grant funding, training and skills, local economic intelligence, tourism and much more.

There are a number of Council officers in the team who have the experience to help you and make your time in Tamworth productive and profitable. They can be contacted by calling 01827 709382 or searching "Tamworth Borough Council Help for Businesses" online.

TAMWORTH AND LICHFIELD FOR BUSINESS

Tamworth and Lichfield For Business is an initiative designed by the Economic Development team at Tamworth and Lichfield Councils to help our local businesses to grow and develop. Its mission is to promote sustainable local economic growth through working in partnership with local businesses, public bodies and business representative organisations. Its policy initiatives are designed to support local growth.

It also provides a local point of contact for businesses to get involved in the Greater Birmingham and Solihull Growth Hub which provides local information regarding the economy and further regional initiatives to support businesses.

They can be contacted by getting in touch with Matt Fletcher on 01827 709382 or matthew-fletcher@tamworth.gov.uk



LOGISTICS SPACE

TENURE

The property is to be let by way of a new full repairing and insuring lease for a term to be agreed.
Flexible terms considered.

RENTAL

Available upon application.

SERVICE CHARGE

The property is liable to an annual service charge. Details are available upon application to the agents.

BUSINESS RATES

Interested parties should make their own enquiries with Lichfield District Council.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quotes are exclusive of VAT, which it is understood will be payable.

EPC

EPC Rating D

USE

We understand the property has consent for B2/B8 uses.



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Fazeley, Tamworth, B78 3SA

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All enquiries



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