

DC2 PROLOGIS PARK FRADLEY

354,103 SQ FT (32,894 SQ M)

INDUSTRIAL / DISTRIBUTION BUILD TO SUIT OPPORTUNITY



Prologis Park Fradley | Lichfield | WS13 8LH

SITUATED ON THE WELL-ESTABLISHED FRADLEY PARK
HOME TO OCCUPIERS INCLUDING DHL AND TESCO

BUILT TO BREEAM 'EXCELLENT' STANDARDS
REDUCING EMBODIED CARBON BY 25%

LOCATED ON A38, LICHFIELD
7 MILES FROM M6 TOLL T5

PROLOGISFRADLEY.CO.UK





LOCAL OCCUPIERS

1	Tesco	6	Unimercor	12	Profine
2	Newell Rubbermaid	7	Stirling Retail Centre	13	Great Bear
3	Palletways	8	Tile Giant	14	Geze
4	DHL	9	Amethyst Group	15	Hellmann Logistics
5	Florette	10	Faurecia	16	Norgren
		11	Yodel		

DIVERSE & VIBRANT

LOCATED AT THE HEART OF THE UK'S MOTORWAY NETWORK, CLOSE TO A LARGE AVAILABLE WORKFORCE, PROLOGIS PARK FRADLEY IS IDEALLY PLACED TO SERVE THE NEEDS OF INDUSTRIAL / DISTRIBUTION OCCUPIERS.

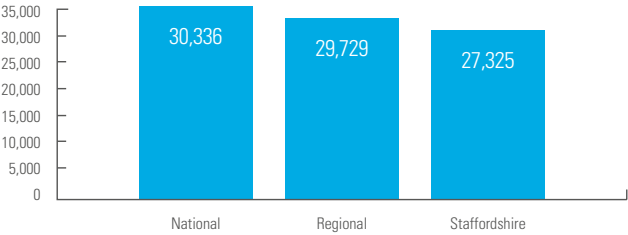
- Well established as a first-class location for national warehousing and distribution
- Easy access to key national transport links
- Strategically located between Staffordshire and the West Midlands
- Home to logistics centres for Tesco, DHL, Screwfix and Palletways

SKILLS & RESOURCE

Fradley Park is ideally placed to benefit from Lichfield and Burton's labour pools and serve the growing demand for more local jobs within the manufacturing, logistics, service and retail sectors. Fradley Park's strategic location and adaptable, available workforce helps to explain why 11,000 new logistics jobs are expected to be created in the West Midlands over the next 7 years.

Occupiers at Fradley Park will also benefit from a significant saving in recruitment and labour costs as wages in Staffordshire are below the national average in the distribution sector.

Median annual wage for warehouse managers
Source: www.instaffs.co.uk



Employment estimates for West Midlands logistics up to 2017

West Midlands	2007	2012	2017	Net Change 2007 - 2017	Replacement Demand	Total
Logistics	194,000	199,000	205,000	11,000	75,000	86,000
All sectors	2,675,000	2,741,000	2,800,000	125,000	984,000	1,109,000

DC2:

Warehouse	335,649 sq ft	31,182 sq m
Offices	11,892 sq ft	1,104 sq m
Plant above offices	1,291 sq ft	119 sq m
Hub office	5,009 sq ft	465 sq m
Gatehouse	262 sq ft	24 sq m
Total	354,103 sq ft	32,894 sq m
Dock levellers		36
Level access doors		4
HGV spaces		84
Car parking spaces		331
Clear internal height		15m

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BUILD TO SUIT OPPORTUNITY

QUALITY & TAILORED

Your bespoke building development at Prologis Park Fradley gives you the opportunity to specify a warehouse or industrial facility tailored to the exact needs of your business. The following standard specifications ensure a superior building for all uses.

WAREHOUSE / WORKSHOPS

- Hörmann dock leveller doors*
 - Hörmann level access doors*
 - Floor loading 50kN/m²
 - FM2 special floor
 - Rack leg loading up to 9 tonnes per leg
- * Free 3 year service and maintenance package

EXTERNAL

- Security lighting
- Landscaped surroundings
- Gatehouse
- 50m yard depth

OFFICES

- 2-storey offices
- Distribution offices
- Double glazing
- Gas central heating
- Raised access floor
- Fully carpeted throughout
- Suspended ceilings

ENVIRONMENTAL

All new Prologis buildings in the UK are designed to be sustainable and have a superior energy performance to significantly reduce running costs and carbon emissions.

ENVIRONMENTAL CERTIFICATION

- Minimum standard of BREEAM 2014 'Very Good'
- Minimum EPC 'A' rating
- Planet Mark certification

PROLOGIS PARK FRADLEY

Prologis Park Fradley is within close proximity of the intersection for the UK's main motorway routes, two key rail hubs and major airports. Located on the A38 directly north of Lichfield with fast access to M6 and M6 toll providing a gateway to the Midlands. Prologis Park Fradley is easily connected to the rest of the UK. To the east lie major routes to the south (London) and to the north (Leeds) via the M1. To the west are fast connections to west country and Wales via the M5.

DRIVE TIMES

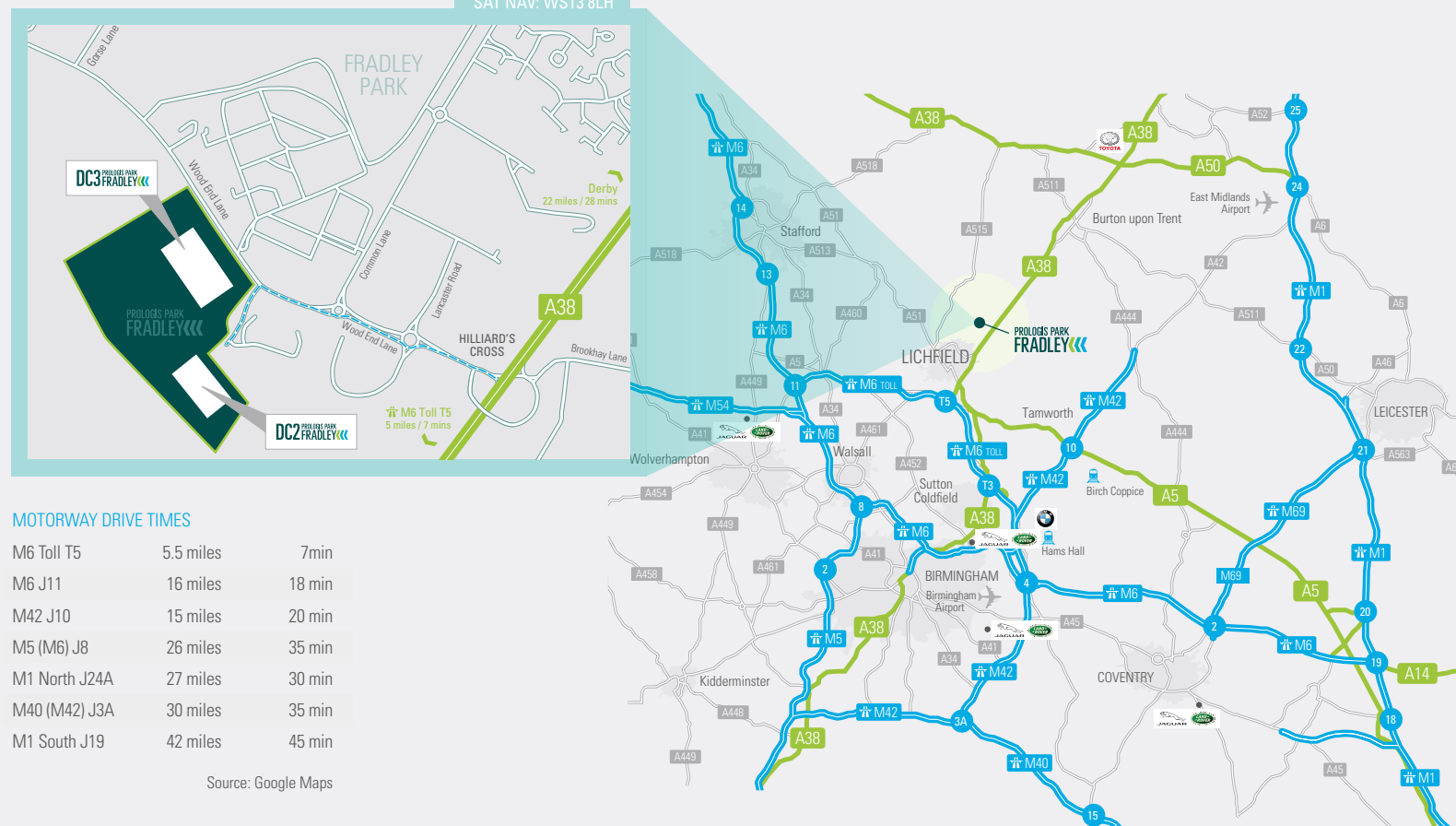
Lichfield	4 miles	12 min
Burton upon Trent	10 miles	18 min
JLR at Castle Bromwich	16.8 miles	26 min
Birmingham	20 miles	35 min
Derby	22 miles	28 min
Coventry	31 miles	40 min
Nottingham	39 miles	45 min
Leicester	50 miles	55 min

MOTORWAY DRIVE TIMES

M6 Toll T5	5.5 miles	7 min
M6 J11	16 miles	18 min
M42 J10	15 miles	20 min
M5 (M6) J8	26 miles	35 min
M1 North J24A	27 miles	30 min
M40 (M42) J3A	30 miles	35 min
M1 South J19	42 miles	45 min

Source: Google Maps

SAT NAV: WS13 8LH



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