



FRADLEY 437

FRADLEY PARK, LICHFIELD WS13 8NF

TO LET

437,054 SQ FT
[40,604 SQ M]

EXTENSIVELY FITTED FULFILLMENT CENTRE



SPECIFICATION



PORTAL FRAME
CONSTRUCTION



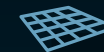
30 DOCK LEVEL
DOORS



6 LEVEL ACCESS
LOADING DOORS



UP TO 15M EAVES
HEIGHT



FM1
FLOOR



3.2 MVA
ELECTRICITY
SUPPLY



HUB
OFFICE



AIR
CONDITIONING



60 HGV
PARKING
SPACES



540 CAR PARKING
SPACES



6 EURO DOCK
LEVEL DOORS



50KN/M² FLOOR
LOADING



3 STOREY
OFFICES



SECURE 100M
YARD



VIEW VIDEO
TO SEE MORE

SUSTAINABILITY CREDENTIALS



12% ROOF
LIGHTING
(STANDARD)



6 ELECTRIC
CAR CHARGING
POINTS



RAINWATER
HARVESTING



BREEAM
'VERY GOOD'



AIR SOURCE
HEAT PUMPS



EPC
RATING (A)

WAREHOUSE FIT OUT:

- Lighting
- Sprinklers
- Mezzanine floor
- Locker rooms
- Canteen

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A MAJOR 300 ACRE INDUSTRIAL DISTRIBUTION PARK, DIRECTLY ACCESSED FROM THE A38 DUAL CARRIAGEWAY, PROVIDING LINKS TO THE NATIONAL MOTORWAY NETWORK.

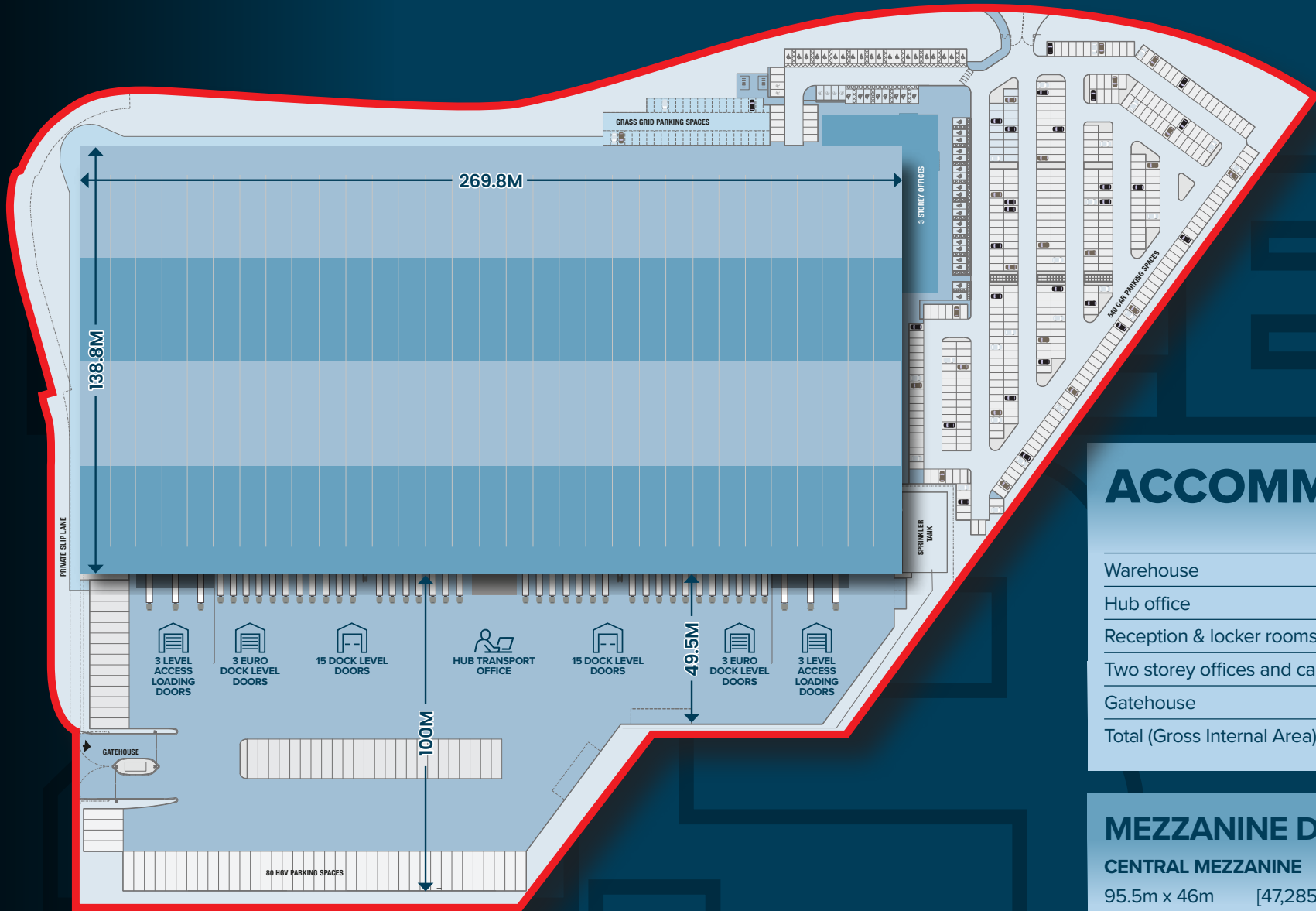
BIRMINGHAM M6 M6 TOLL M42

A38

BURTON DERBY A50 M1

COTSWOLD COMPANY





ACCOMMODATION

	SQ FT	SQ M
Warehouse	402,276	37,373
Hub office	1,860	172.8
Reception & locker rooms	10,797	1,003
Two storey offices and canteen	21,769	2,036
Gatehouse	200	19
Total (Gross Internal Area)	437,054	40,603.8

MEZZANINE DIMENSIONS

CENTRAL MEZZANINE

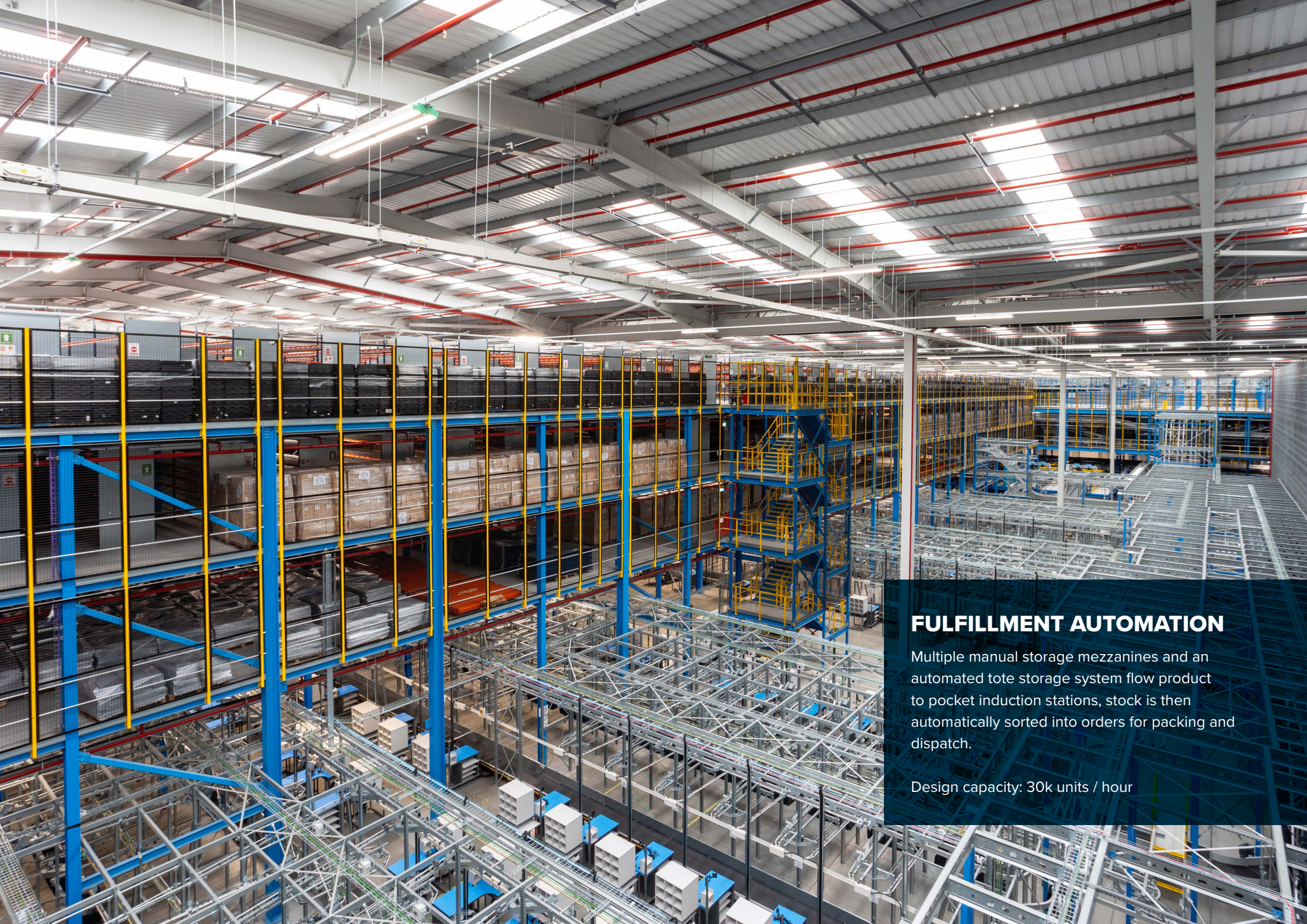
95.5m x 46m [47,285 sq.ft] [4,393 sq.m]

PICK TOWER

96.5m x 95.2m [98,888 sq.ft] [9,187 sq.m]

PROCESS MEZZANINE

31.5m x 268.1m [90,901 sq.ft] [8,445 sq.m]



FULFILLMENT AUTOMATION

Multiple manual storage mezzanines and an automated tote storage system flow product to pocket induction stations, stock is then automatically sorted into orders for packing and dispatch.

Design capacity: 30k units / hour

FIT OUT

1. PICK TOWER

550k storage locations (BDCM1) over five levels with a conveyor system supporting manual pick up & drop off to all levels.

2. PACKING AREA

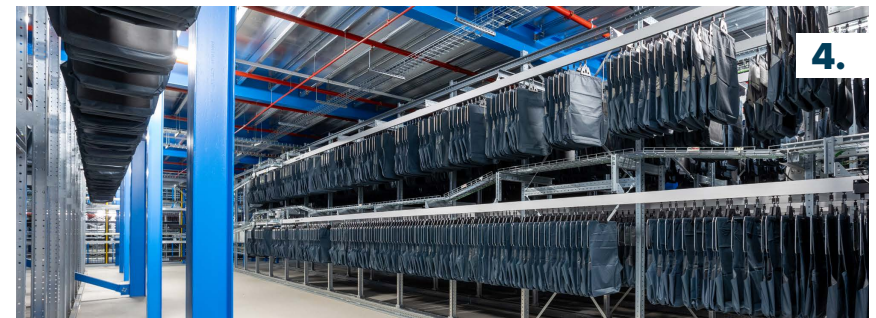
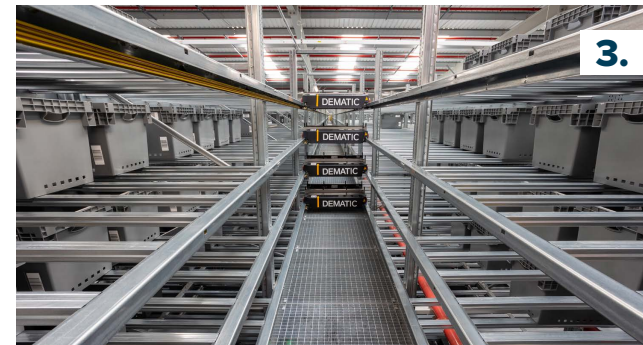
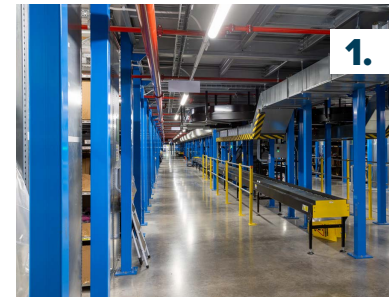
Pouch sorter delivers 28,200 units per hour to 196 manual packing locations, separated into into four groups.

3. TOTE ASRS

644 telescopic shuttles and 23 high speed lifts service 435,000 totes (stored double deep) at 19,500 movements per hour.

4. POUCH SORTER

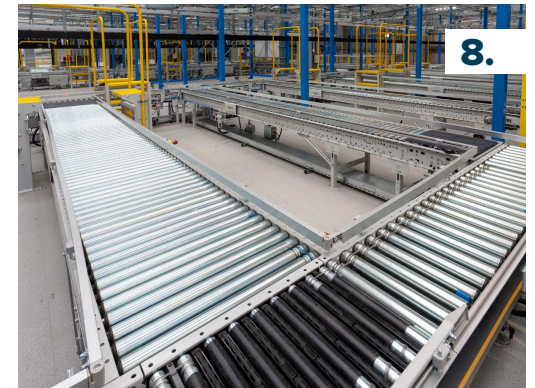
67k pouch storage, split into four separate modules, capable of sorting at 30k/hr collectively.



FIT OUT

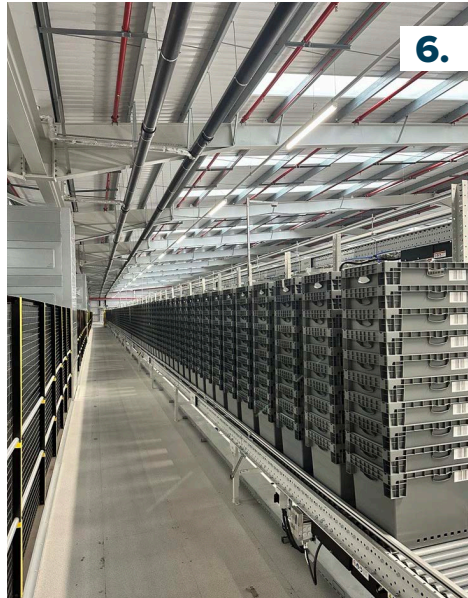
5. CROSS BELT SORTER

Interroll MX-H Circular Crossbelt sorter with 130 discharge chutes capable of 1750 packages per hour supported by 8 bypass lanes and 2 direct feeds to telescopic loading booms.



6. TOTE STACKING

High density storage of empty totes prior to decant, ensuring immediate availability.



7. GOODS TO PERSON

46 GTP stations connected to an ASRS across two floors and feeding pocket induction stations, each capable of up to 500 movements / hour.

8. MANUAL INDUCTS

14 stations supporting induction of manually picked units to the pocket sorter. Each capable of 800 movements / hour.



9. DECANT

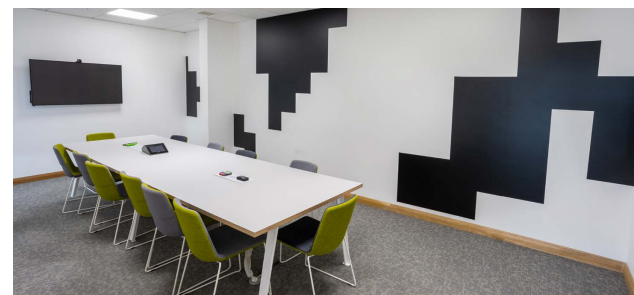
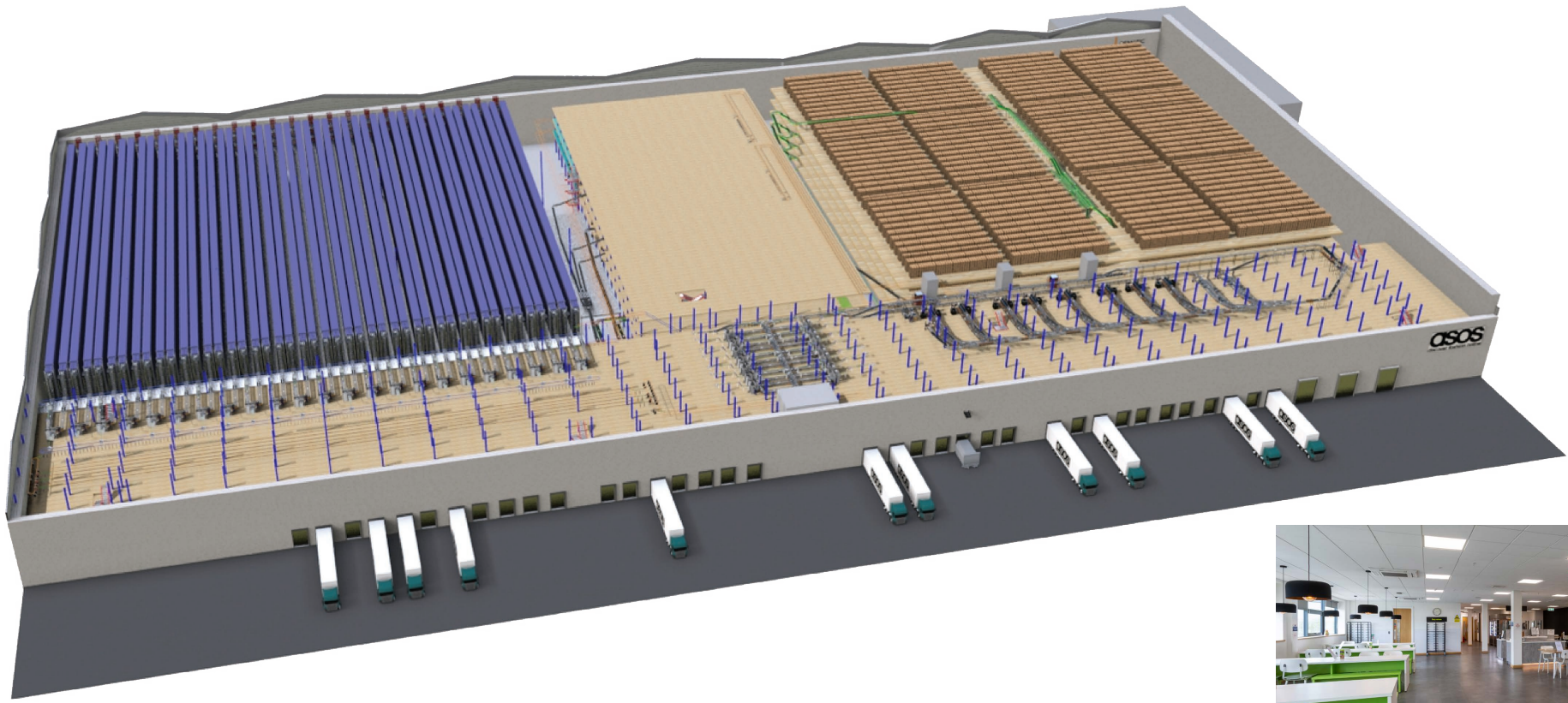
16 dedicated stations for loading inbound stock into empty totes for storage into the ASRS at a rate of up to 880 totes / hr.



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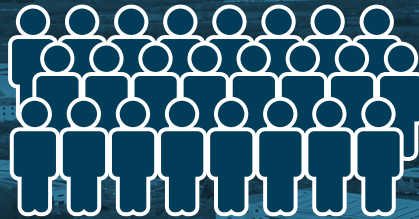


DEMOGRAPHICS



505,101

ECONOMICALLY ACTIVE RESIDENTS WITHIN A 30 MINUTE DRIVE TIME.



4.9%

GROWTH IN POPULATION (WITHIN CATCHMENT AREA) OVER THE NEXT 10 YEARS.



28%

SEMI-SKILLED/UNSKILLED MANUAL WORKERS IN LINE WITH THE NATIONAL AVERAGE.



17,952

ECONOMICALLY ACTIVE BUT UNEMPLOYED RESIDENTS WITHIN THE LOCAL LABOUR POOL. AT 2.5% THIS IS marginally higher than the national trend of 2.4%.



24%

SKILLED MANUAL WORKERS. HIGHER THAN THE NATIONAL AVERAGE.

HIGH PROPORTION

OF YOUNG AND WORKING AGED PEOPLE (EXPECTED TO BE 266,000 IN 2032) REPRESENTS A STRONG LABOUR POOL.



DETAILED LABOUR POOL REPORT AVAILABLE UPON REQUEST.

UK AND INTERNATIONAL LINKS

Fradley Park is centrally located at the heart of the country's motorway network being 4.5 miles to T4 and T5 of M6 Toll Road. It has excellent access to the M1, M42, M40, M6 and A50 via the A38 and is close to Birmingham and East Midlands international airports.

ROAD	DISTANCE / TIMES	
A38	1 mile	2 mins
Lichfield Trent Valley Station	3.5miles	9 mins
M6 Toll	6 miles	11 mins
Birmingham	21 miles	34 mins
Nottingham	39 miles	50 mins
Manchester	85 miles	1 hr 42 mins
Leeds	96 miles	1 hr 49 mins
London	126 miles	2 hrs 40 mins

RAIL FROM LICHFIELD TRENT VALLEY ⇄

London Euston	1 hr 39 mins
Manchester Piccadilly	1 hr 42 mins
Birmingham New Street	38 mins

AIRPORTS

Birmingham	22 miles	28 mins
East Midlands	31 miles	36 mins
Manchester	78 miles	1 hr 21 mins
Heathrow	122 miles	2 hrs 2 mins

Source: RAC Routeplanner



REGIONAL PRESENCE



NEARBY AMENITIES INCLUDE:   

SAT NAV: WS13 8NF



CONTACT:

For more information on terms available and to view:



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