

PROLOGIS PARK FRADLEY

EVERY SQ. FOOT MATTERS
552,000 LET TO SCREWFIX
213,500 LET TO ANIXTER

765,500 SQ FT LET TO SCREWFIX & ANIXTER

DC2 LAST REMAINING OPPORTUNITY
354,103 SQ FT (32,894 SQ M)



QUALITY & CREDIBILITY

PROLOGIS PARK FRADLEY IS LOCATED AT ONE OF THE UK'S PREMIER LOGISTICS DESTINATIONS.

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.

Fradley Park is at the meeting point of two of the most important business development regions in the country – Staffordshire and the West Midlands – and combines the best that both have to offer.

PROLOGIS PARK FRADLEY IS SITUATED IN A SUPERB, ESTABLISHED LOCATION FOR BUSINESS, WITH AN UNRIVALLED DESIGN & BUILD INDUSTRIAL / DISTRIBUTION OPPORTUNITY OF 354,103 SQ FT.

The park has been designed to provide best in class facilities and from its easy access to key national transport links to the buildings themselves, it offers the ideal, versatile venue for business.

- Last remaining plot of 354,103 sq ft with detailed planning, allowing fast delivery
- Well established as a first-class location for national warehousing and distribution
- Located on A38, Lichfield, 7 miles from M6 Toll T5
- Grade A building specification, built to BREEAM 'Excellent'
- Benefits from a range of park-wide Prologis services

FRADLEY PARK IS HOME TO A NUMBER OF LOGISTICS CENTRES FOR LOCAL, REGIONAL AND NATIONAL OCCUPIERS INCLUDING WINCANTON, DHL AND TESCO.

- | | | |
|---------------------|--------------------------|------------------|
| 1 Tesco | 7 Florette | 13 Profine |
| 2 Newell Rubbermaid | 8 Unimerco | 14 Great Bear |
| 3 Palletways | 9 Stirling Retail Centre | 15 Geze UK |
| 4 Faurecia | 10 Tile Giant | 16 Stobart Group |
| 5 Geodis | 11 Faurecia | 17 Norgren |
| 6 DHL | 12 Yodel | |



GORSE LANE

1

2

9

10

TO DERBY & A50

COMMON LANE

3

5

11

14

DC3 – 213,500 SQ FT
ANIXER

4

WOOD END LANE

6

5

12

LANCASTER ROAD

15

16

DC1 – 552,000 SQ FT
SCREWFIX

8

7

13

17

LAST REMAINING OPPORTUNITY DC2
354,103 SQ FT

A38

TO BIRMINGHAM & M6 TOLL

SKILLS & RESOURCE

WITH OVER 4,000 EMPLOYEES ALREADY ON SITE, FRADLEY PARK ALSO BENEFITS FROM GREAT ACCESS TO A POTENTIAL WORKFORCE OF 1,063,246 WITHIN 30 MINUTES' DRIVE OF LICHFIELD, BURTON & BIRMINGHAM.

GROSS WEEKLY PAY

LICHFIELD
£492.80

STAFFORDSHIRE
£497.90

WEST MIDLANDS
£514.90

GREAT BRITAIN
£552.30

Source: nomisweb.co.uk, 2017

In recent years Lichfield's economy has developed away from its traditional manufacturing focus to encompass logistics, service and retail. Nevertheless, 21.2% of Staffordshire is employed in process, plant, machinery and elementary jobs. There is a growing demand amongst this diverse and highly skilled workforce, 75% educated to NVQ

2 and above, for more local jobs and Fradley Park is ideally placed to provide them.

Wages in Lichfield and Staffordshire are below the national average, representing a significant saving in recruitment and labour costs for businesses choosing Fradley Park as a location.

21.2%

PROCESS, PLANT, MACHINERY AND ELEMENTARY JOBS

75%

NVQ LEVEL 2 AND ABOVE

1,063,246

POTENTIAL WORKFORCE WITHIN 30 MINS' DRIVE

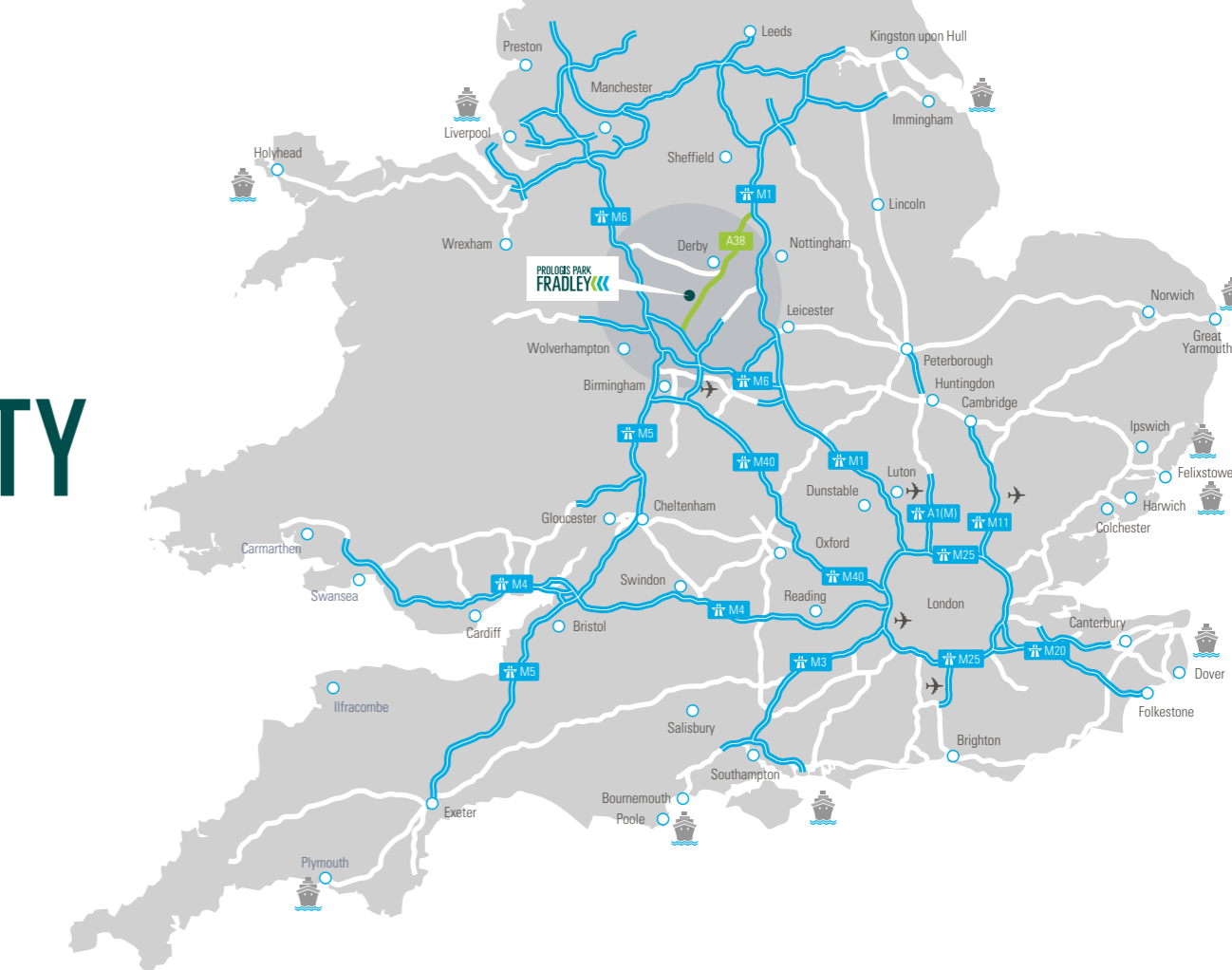
CONNECTIONS & ACCESSIBILITY

LOCATED ON THE A38, LICHFIELD PROVIDES FAST ACCESS TO THE NATIONAL MOTORWAY NETWORK AND RAILFREIGHT TERMINALS

ITS PRIME POSITION CLOSE TO THE INTERSECTION OF THE UK'S MAIN MOTORWAY ROUTES AND TWO KEY RAIL HUBS MAKES PROLOGIS PARK FRADLEY THE IDEAL LOCATION FOR AN INDUSTRIAL / DISTRIBUTION CENTRE.

From its strategic location on the A38 directly north of Lichfield, Prologis Park Fradley offers unrivalled access to the UK's transport infrastructure.

To the east, major routes to the M1 put London just over 2.5 hours away. Birmingham International and East Midlands Airports are equally accessible. While fast, frequent and efficient rail freight services to the continent from The Midlands Channel Tunnel Rail Link at Hams Hall National Distribution Park and Birmingham International Freight Terminal puts Europe on the doorstep.



ROAD

Lichfield	4 miles	12 min
Burton upon Trent	10 miles	18 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
Manchester	90 miles	1 hr 40 min
London	125 miles	2 hr 20 min

MOTORWAY DRIVE TIMES

M6 Toll T5	7 miles	10 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

RAIL

Birch Coppice	14.5 miles	20 min
Hams Hall	16 miles	25 min
DIRFT	47 miles	56 min
AIRPORT		
Birmingham International	23 miles	35 min
East Midlands	31 miles	35 min
London Heathrow	122 miles	2 hr
Stansted	131 miles	2 hr 20 min
London Gatwick	159 miles	2 hr 20 min

Source: Google Maps

COMMITTED & CREDIBLE

SCREWFIX AND ANIXTER BOTH OCCUPY BUILDINGS AT PROLOGIS PARK FRADLEY.

In 2017, omni-channel trade retailer Screwfix, which is part of Kingfisher plc, asked Prologis to develop a new distribution base to meet the needs of its expanding business.

The new building DC1 was the first to be constructed, followed by DC3 – occupied by Anixter in early 2018, the leading global distributor of network and security solutions, electrical and electronic solutions and utility power solutions.



DC1 SCREWFIX – 552,000 SQ FT – 2017



FRADLEY IS AT THE HEART OF THE MOTORWAY NETWORK, WHICH PUTS US IN A PERFECT LOCATION TO DELIVER STOCK TO OUR STORE NETWORK OF OVER 500 STORES. »

Rosemary Wilkins, Director of Logistics, Screwfix



DC3 ANIXTER – 213,500 SQ FT – 2018



THE NEW DISTRIBUTION CENTRE AT PROLOGIS PARK FRADLEY WILL ENSURE WE HAVE THE LOGISTICS INFRASTRUCTURE TO SUPPORT THE GROWTH OF OUR UK BUSINESS »

George Brookes, Real Estate Director, Anixter UK





PROLOGISFRADLEY.CO.UK

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