



INDURENT

PARK LICHFIELD

LONDON ROAD WS14 9ER
///BROWSERS.JOKERS.EXPLORED

HIGH QUALITY UNIT

UNIT L81: 81,466 SQ FT (7,568 SQ M)



Direct access off A38.



BREEAM Excellent.
Top 10% of UK warehouses
for sustainability.



Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further.

Indurent Park Lichfield has eight high quality, sustainable and popular warehouses that will deliver benefits for your business, your people and the environment.

An ideal location for the West Midlands.

Indurent Park Lichfield is a newly developed business park in the heart of Lichfield, establishing one of the largest regeneration sites in the area.

The site occupies a prime position with direct access off the A38. This new development will provide high quality logistics and production space that will complement the existing facilities close by and build upon the area's reputation as a destination for business.



Warehousing that Works.



Smart LED lighting in the office and core will help reduce energy consumption by up to 75%.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.

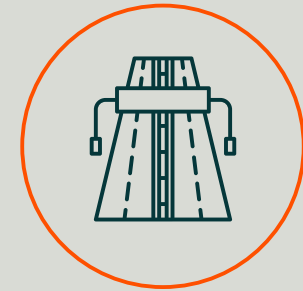


Targeting BREEAM Excellent which will place these units in the top 10 % of warehouses in the UK for sustainability.



With EPC A & A+ ratings across all units, customers can lower their energy bills, all whilst delivering net zero carbon offices.

Why choose Lichfield?



Direct access
to A38.



Targeted
BREEAM
Excellent rating.



10m haunch for
all units.



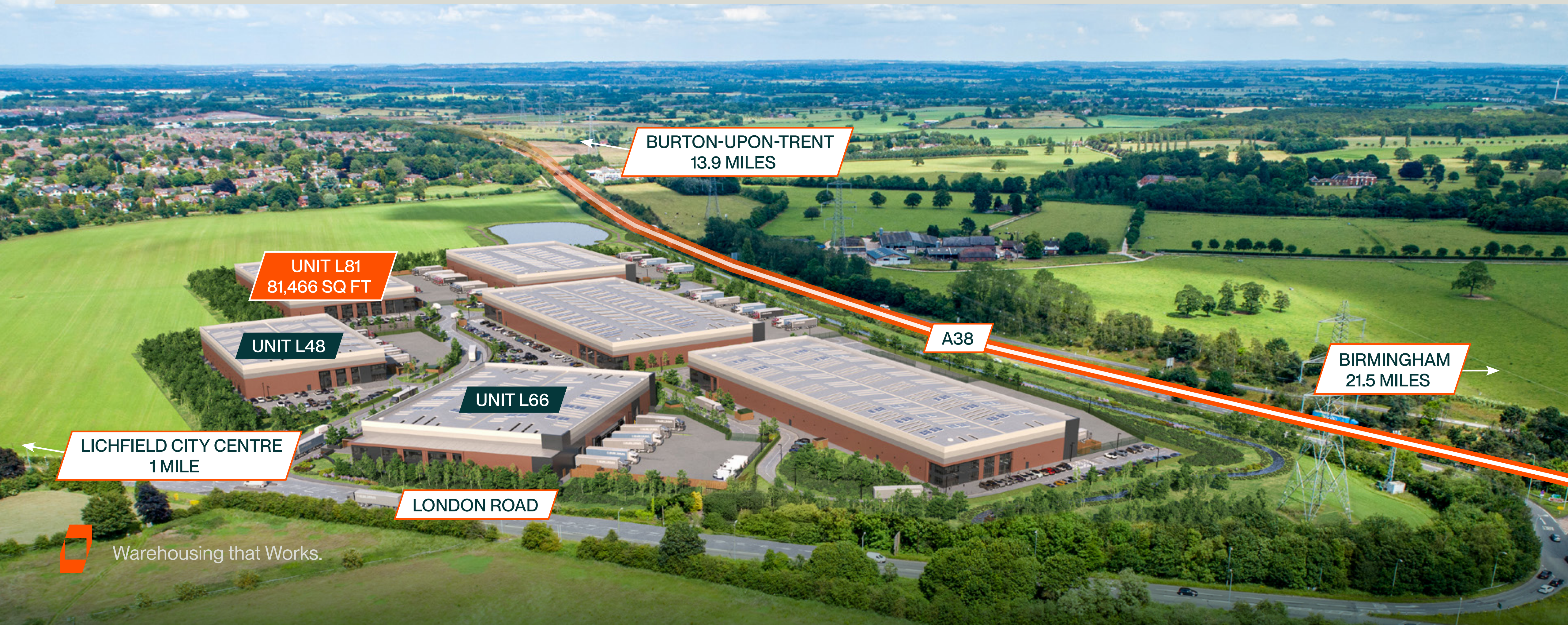
Detached
warehouses
with secure
yard areas.



Indurent Park Lichfield
sits adjacent to a
large-scale residential
development.



1 mile from
Lichfield centre.



Warehousing that Works.



WELL CONNECTED TO LOCAL TRANSPORT.

Lichfield City train station is a short 4 minute drive away from the site, a 37 minute train journey to Birmingham and a 2 hour 10 minute journey to London Euston, whilst Lichfield Trent Valley station is a 6 minute drive away, a 41 minute train journey to Birmingham and a 1 hour 35 minute journey to London Euston.



SPECIALISED WORKFORCE.

21.6% of Lichfield employees work in manufacturing, transport and storage, compared to the UK average of 12.6%.



STRONG LOCAL LABOUR.

The average salary in Lichfield is £32,742, lower than Burton at £36,047 and Birmingham at £33,251.



Source: ONS



Warehousing that Works.

You're well-connected.



UNDER 5 MILES
to A38 and M6 junction.



18 MILES
from Birmingham City Centre.



30 MILES
from East Midlands Gateway.



2 AIRPORTS
close to East Midlands and Birmingham.



TRAIN STATIONS
Lichfield Station 1.1 miles.
Lichfield Trench Valley Station 3 miles.

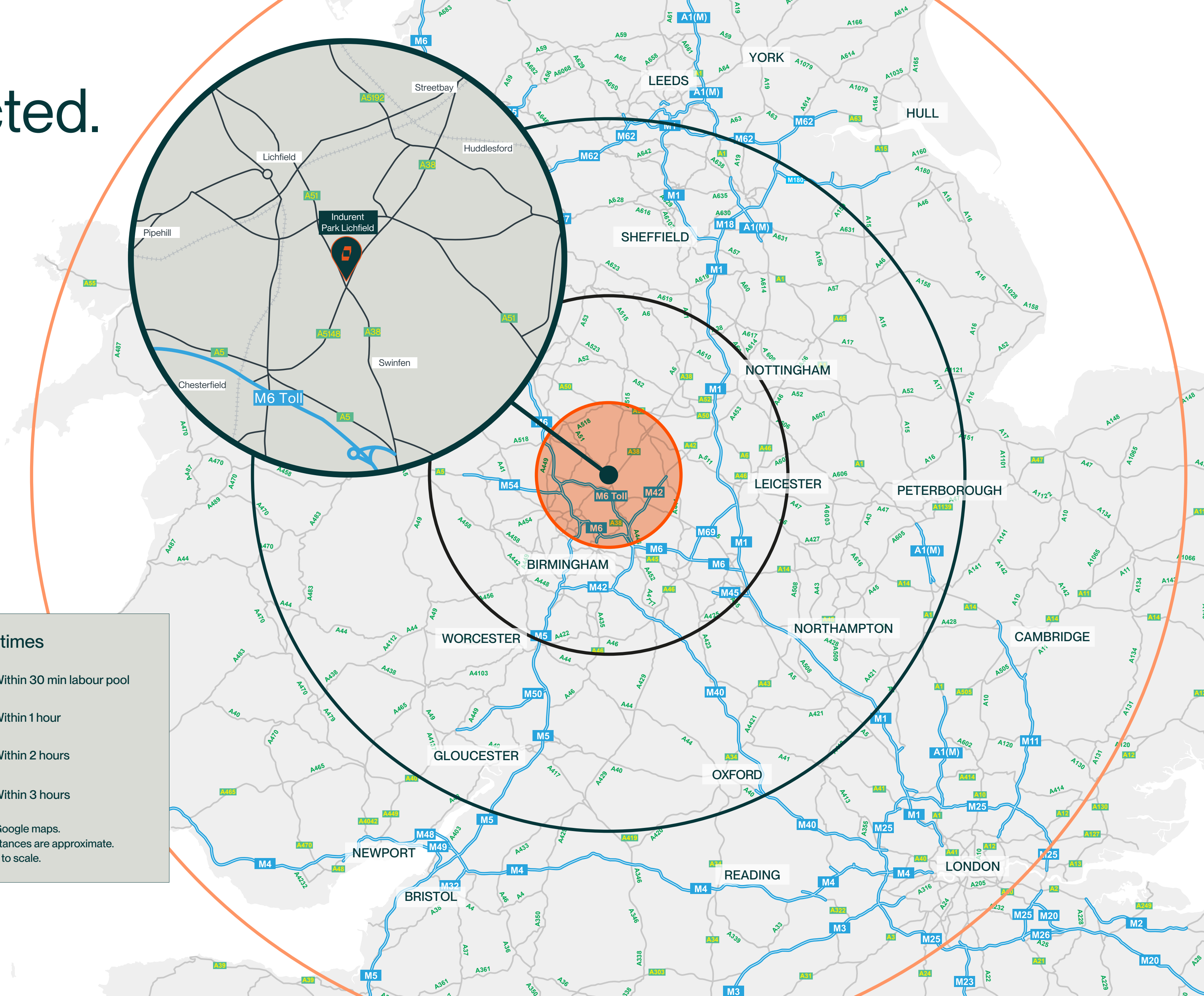
Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.



Schedule of accommodation.

UNIT L81	
WAREHOUSE	73,310 SQ FT (6,810 SQ M)
OFFICES	4,383 SQ FT (407 SQ M)
TOTAL	81,466 SQ FT (7,568 SQ M)
AMENITY DECK	3,773 SQ FT (351 SQ M)
YARD DEPTH	50M
CLEAR INTERNAL HEIGHT	10M
LEVEL ACCESS DOORS	2
DOCK DOORS	8
HGV PARKING	9
CAR PARKING	64
ELECTRIC CAR CHARGING POINTS	16
INITIAL KVA	600

All floor areas are approximate gross internal areas. Subject to final plan.

PHASE 2 TO FOLLOW



BREEAM (2018)
EXCELLENT
target accreditation



Unrestricted
24 hour
access / use



Available from
October 2026



With direct
access to A38



With an EPC A rating,
customers can lower
their energy bills



EV car
charging



Enhanced
specification
first floor offices and
reception areas



1.5 MvA with
additional power
available



Warehousing that Works.



Masterplan.

Key

Phase 1

Phase 2 (Available August 2028)

The masterplan map illustrates the layout of an industrial development. A red line delineates the site boundary. The map includes the following features:

- Phase 1 (Red):** UNIT L48 PRE LET, UNIT L81, and UNIT L66 PRE LET.
- Phase 2 (White):** UNIT L56, UNIT L36, UNIT L67, UNIT L47, and UNIT L83.
- Offices:** Several smaller buildings labeled 'OFFICE' are distributed throughout the site.
- Infrastructure:** London Road runs along the top left, and the A38 runs along the bottom. An OHPL (Overhead Power Line) is shown on the left side.
- Landscaping:** Green areas with trees and shrubs are interspersed between the units.
- Water Feature:** A blue pond or lake is located on the right side of the site.
- Other Features:** A 'Pylon' is located near the bottom left, and a north arrow is positioned on the right side.

Masterplan is indicative.



Warehousing that Works.

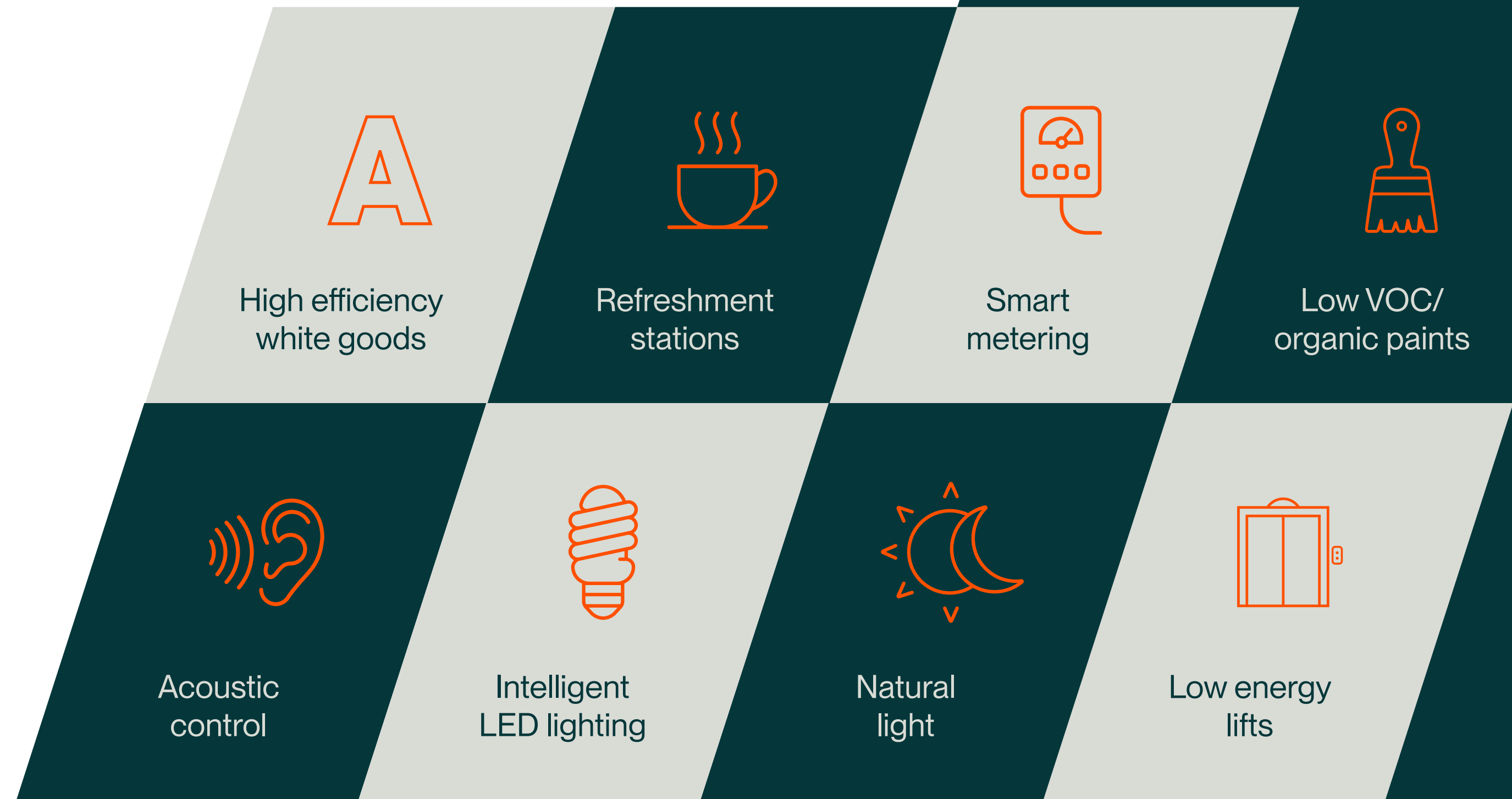
The Indurent Standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



Warehousing that Works.



Sustainability at the core.

High quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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Warehousing that Works.