

INDURENT

PARK LICHFIELD

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

3 HIGH QUALITY UNITS

PHASE 1: AVAILABLE FROM OCTOBER 2026

UNIT L46: 46,090 SQ FT (4,280 SQ M)

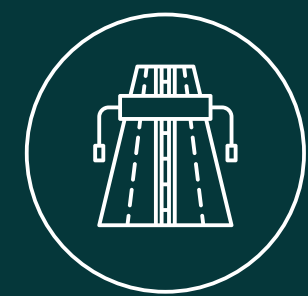
UNIT L64: 63,518 SQ FT (5,900 SQ M)

UNIT L78: 77,537 SQ FT (7,202 SQ M)

PHASE 2: AVAILABLE FROM AUGUST 2028

UNITS RANGING FROM

40,461 SQ FT - 91,371 SQ FT (3,759 - 8,489 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.



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.

EPC
A & A+
rating

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



BURTON-UPON-TRENT
13.9 MILES

UNIT L78
77,537 SQ FT

UNIT L46
46,090 SQ FT

UNIT L64
63,518 SQ FT

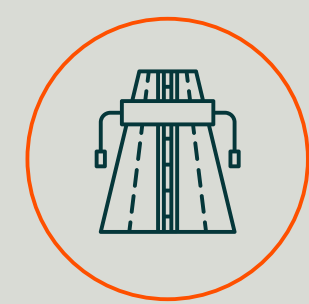
A38

BIRMINGHAM
21.5 MILES

LONDON ROAD

LICHFIELD CITY CENTRE
1.9 MILES

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



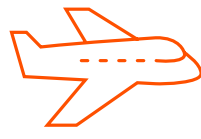
Warehousing that Works.

You're well-connected.



18 MILES

from Birmingham City Centre.



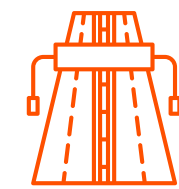
2 AIRPORTS

close to East Midlands & Birmingham.



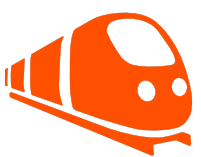
30 MILES

from East Midlands Gateway.



UNDER 5 MILES

to A38 and M6 junction.



TRAIN STATIONS

Lichfield Station 1.1 miles.

Lichfield Trench Valley Station 3 miles.

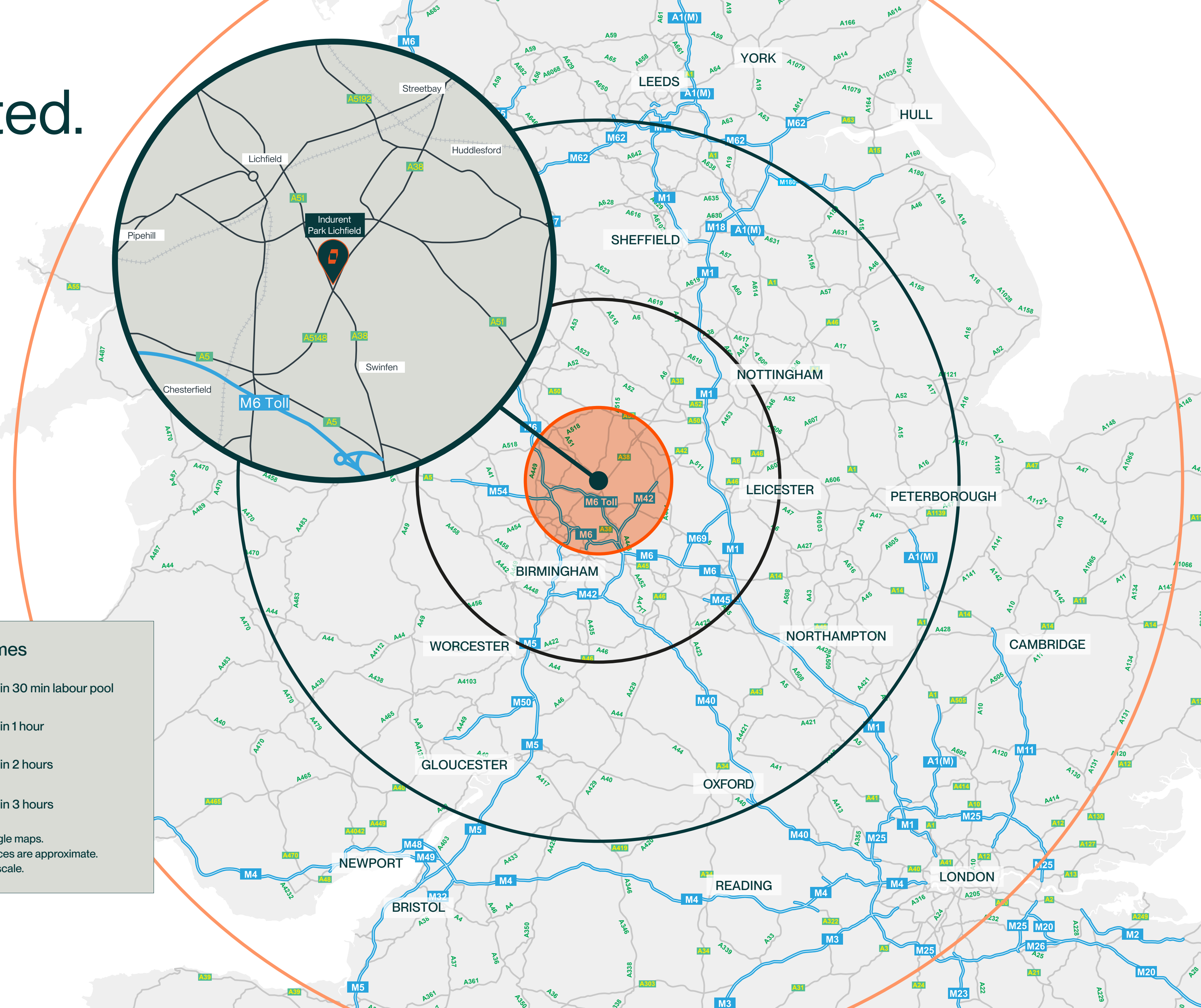


Warehousing that Works.

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.



Schedule of accommodation.

	UNIT L46	UNIT L64	UNIT L78
WAREHOUSE	43,310 SQ FT (4,023 SQ M)	59,913 SQ FT (5,566 SQ M)	73,262 SQ FT (6,806 SQ M)
OFFICES	2,780 SQ FT (257 SQ M)	3,605 SQ FT (334 SQ M)	4,275 SQ FT (396 SQ M)
TOTAL	46,090 SQ FT (4,280 SQ M)	63,518 SQ FT (5,900 SQ M)	77,537 SQ FT (7,202 SQ M)
AMENITY DECK	2,198 SQ FT (204 SQ M)	1,928 SQ FT (179 SQ M)	3,744 SQ FT (347 SQ M)
YARD DEPTH	40M	50M	50M
CLEAR INTERNAL HEIGHT	10M	10M	10M
LEVEL ACCESS DOORS	2	2	2
DOCK DOORS	2	6	8
HGV PARKING			9
CAR PARKING	29	43	64
ELECTRIC CAR CHARGING POINTS	18	22	16
INITIAL KVA	400	490	600

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

PHASE 2 TO FOLLOW



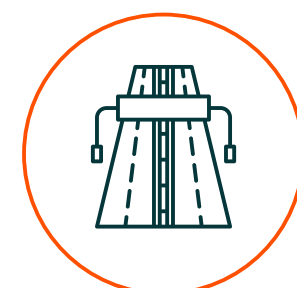
BREEAM (2018)
EXCELLENT
target accreditation



Unrestricted
24 hour
access / use



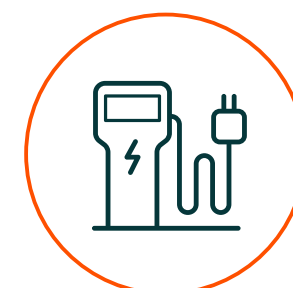
Available from
October 2026



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.



Proposed masterplan.

Key

- Phase 1
- Phase 2 (Available August 2028)



Masterplan is indicative.

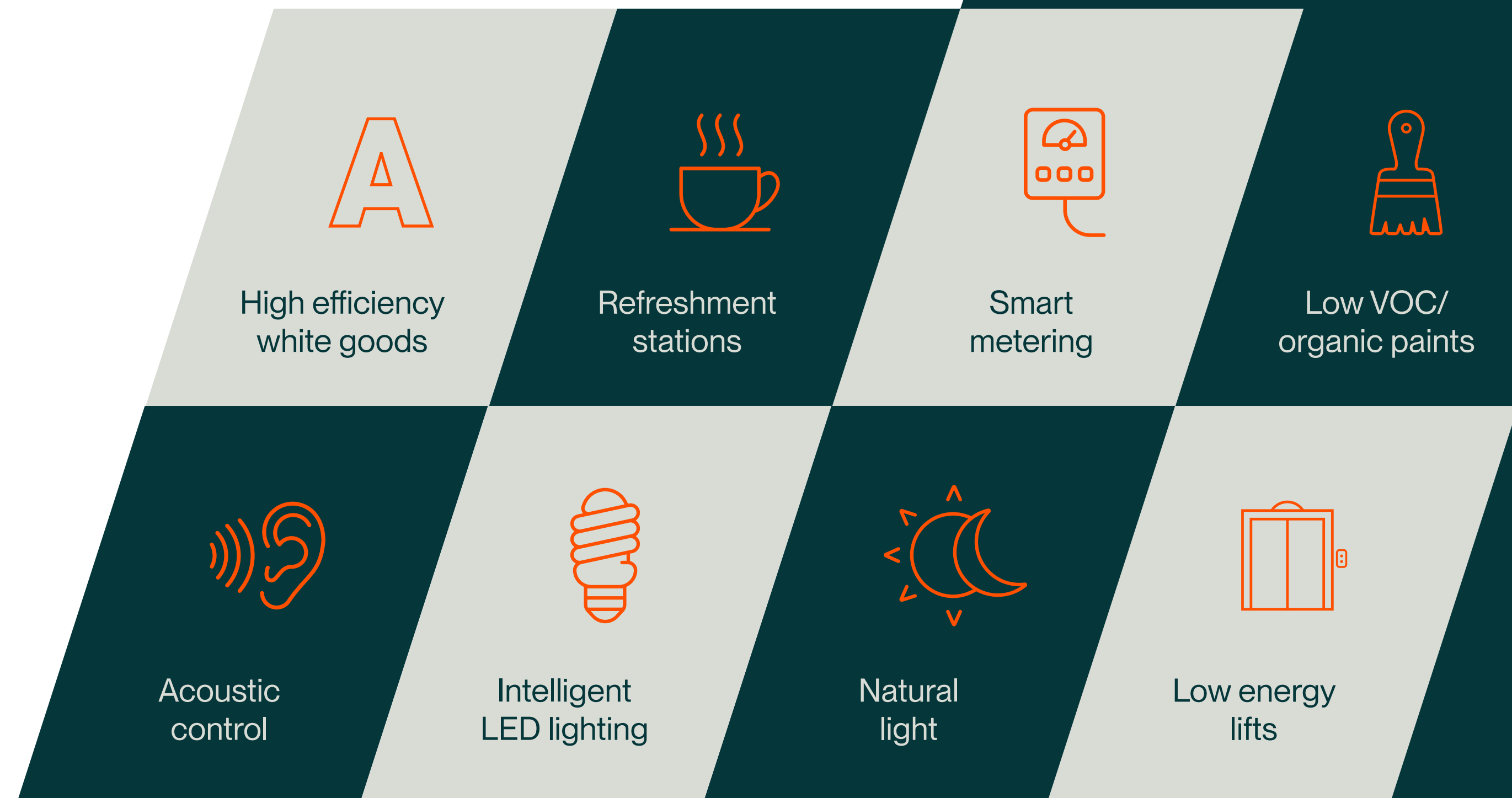
The Indurent standard.

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





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.



BENJAMIN SILCOCK

Senior Development Manager

📞 07811 304 316

✉ benjamin.silcock@indurent.com



HARRY MARGOLIS

Graduate Development Surveyor

📞 07967 677 701

✉ harry.margolis@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2025. TBDW 06209-01.