**Liberty Park** is a new 32 acre site which can offer **up to 440,000 sq ft** of development in units from 25,000 – 350,000 sq ft.

**Located in the heart of the Midlands,** Liberty Park is situated approximately 16 miles north of Birmingham fronting the A38 and a few minute’s walk from Lichfield Trent Valley train station. The site provides speedy access to the **A38** within a few minutes and is **well connected** to the M6 Toll (Junctions T4 and T5).

Local occupiers include DHL, Newell Rubbermaid, Florette, Tesco and Palletways.

www.libertyparklichfield.com
www.libertyproperty.com

Liberty Property Trust (NYSE: LPT) is an $8.6 billion real estate investment trust which owns 105 million square feet of industrial and office space throughout the United States and the United Kingdom (as of 31/03/2015). Founded in 1972 with headquarters near Philadelphia, Liberty develops, acquires, leases and manages properties with the mission to enhance people’s lives through extraordinary work environments.

Liberty’s commitment to quality and our attention to detail in executing and delivering our carefully planned developments, creates value. We have a 43 year track record of real estate innovation and excellence developing approximately 71 million square feet across a range of property types including – warehouses, industrial facilities, bio-pharmaceutical laboratories, offices, hotels and live/work/play communities.

Liberty’s portfolio mix (by sq ft) is currently 82.9% (87 million sq ft) industrial/distribution and 17.1% (18 million sq ft) office (as of 31/03/2015) with access to 8 of the top 10 industrial markets. To date, in the UK we have 4 logistics properties totalling 1.4 million sq ft and a consented warehouse and industrial site, which can accommodate c 440,000 sq ft in the Midlands.

Liberty has been developing in the UK for over 25 year, other projects include:

Kings Hill
www.kings-hill.com
A rapidly growing, 800 acre, live, work, play community in Kent, recognised by the Daily Telegraph as one of the best places to raise a family and independent research by CBRE as the premier example of placemaking in the UK.

Cambridge Biomedical Campus
www.cambridge-biomedical.com
An international centre of excellence in biomedical research - winner of Property Week’s 2013 Placemaking Award and Estate Gazette’s 2014 Deal of the Year - Industry Impact Award resulting from AstraZeneca’s decision to establish its global research and development and corporate headquarters on the campus, a facility that will extend to almost 900,000 sq ft.

www.stoford.com

Stoford was founded in 1996 to specialise in occupier-led, pre-let commercial property developments in the Midlands. Since then, the company has grown significantly and has completed commercial developments totalling 10 million sq ft across a diverse range of sectors, throughout the UK, such as industrial, office, retail and hotels.

We are proud to have developed for some of the UK’s largest financial institutions and occupiers such as Standard Life, Axa, LaSalle, BlackRock, GE, Severn Trent Water, Npower, Admiral Insurance, Tesco and The Co-operative, together with Government Departments such as HMRC, DSA, DEFRA and The Home Office.

Stoford is a privately owned company with all the shareholders fully employed by the business. Our in depth understanding and experience of business processes, labour catchment, staff welfare, accessibility, prestige and profile have enabled us to remain highly competitive and successful.

Vax Ltd
230,000 sq ft industrial unit in Droitwich.

Moog
250,000 sq ft industrial unit in Wolverhampton.
Liberty Park is a new prominent 32 acre development located in the heart of the Midlands adjacent to the A38 and to the north of the existing Britannia Enterprise Park.

Lichfield is situated approximately 18 miles north of Birmingham. It is also well connected to the M6 Toll (Junctions T4 and T5).

The site provides speedy access to the A38 and then to the Midlands motorway and major trunk road network.

The Park is also situated adjacent to Lichfield Trent Valley train station which provides both mainline links to London and cross country links on the Midland’s rail network.

KEY DISTANCES:

ROAD:
- Birmingham: 18 miles
- Manchester: 83 miles
- London: 132 miles
- M1: 41 miles
- M42: 12 miles
- M6 Toll: 5 miles
- A38 North: 0.7 miles
- A38 South: 1.4 miles
- A50: 17.4 miles
- Birch Coppice Freight Terminal: 14 miles

RAIL FROM LICHFIELD TRENT VALLEY STATION:
- Birmingham: 21 mins
- Manchester: 1 hour 34 mins
- London: 1 hour 37 mins
- Derby: 47 mins
- Stafford: 18 mins
- Leicester: 1 hour

**KEY DISTANCES:**

- Sat nav: WS13 8LJ
**SPECIFICATION**

Industrial warehouse units built to Grade A specification
- BREEAM very good
- EPC ‘A’ Rating
- 50 KN/m² floor loading
- 10 - 14 m clear internal height
- Roofing and wall cladding with manufacturer guarantees
- 15% roof lights
- Dock level / level access doors - 1 number per 10,000 sq ft

**Offices fully fitted to Cat A**
- Gas-fired heating
- Raised carpeted floor
- 500 LUX lighting

**External areas**
- 50m service yard
- Trailer parking
- Car parking areas with separate access
- Low maintenance landscaped environment

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**ACCOMMODATION**

Unit sizes are indicative only and buildings can be constructed to individual requirements.

<table>
<thead>
<tr>
<th>UNIT</th>
<th>USE</th>
<th>SQ FT</th>
<th>SQ M</th>
<th>CAR SPACES</th>
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Industrial warehouse units built to Grade A specification

- BREEAM very good
- EPC 'A' Rating
- 50 KN/m² floor loading
- 10 - 14 m clear internal height
- Roofing and wall cladding with manufacturer guarantees
- 15% roof lights
- Dock level / level access doors - 1 number per 10,000 sq ft

Offices fully fitted to Cat A
- Gas fired heating
- Raised carpeted floor
- 500 LUX lighting

External areas
- 50m service yard
- Trailer parking
- Car parking areas with separate access
- Low maintenance landscaped environment

**SPECIFICATION**

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**Offices fully fitted to Cat A**
- Gas-fired heating
- Raised carpeted floor
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**External areas**
- 50m service yard
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Viewing and Further Information

Viewing by prior appointment with the joint agents:

CBRE
0121 616 5555
www.cbre.co.uk

Melissa Wase-Rogers
Melissa.Wase-Rogers@cbre.com

Richard Meering
Richard.Meering@cbre.com

NRS
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www.nrsproperty.co.uk

Robert Rae
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Andrew Jackson
ajackson@nrsproperty.co.uk

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