

# Lichfield SOUTH

Junction T5 • M6 Toll

## Leading technology company relocates HQ to Lichfield South

Developers Lingfield Securities plc have secured a high value pre-let agreement with global leaders in motion and control technology, Parker Hannifin. Parker's Pneumatic Division Europe will be relocating its current Headquarters in Cannock to Building 3 at Lichfield South, the prestigious gateway development located at junction T5 of the M6 Toll Road.

Commenting on behalf of Parker, John Hill, Marketing Services Manager of Pneumatic Division Europe said, "We took a comprehensive look at everything on offer within the region, but ultimately selected Lichfield South. The building and the location suit our purposes perfectly, offering exactly what we require in a new Headquarters. We wanted a modern, impressive looking building in an attractive location, well situated for ease of access to the motorway network."

The new two storey building will comprise 13,033 sq ft and will include high specification office accommodation as well as an engineering technical centre to meet Parker's requirements, and extensive car parking.

Of the three self-contained, high profile HQ buildings at Lichfield South, Building 1 has been let to NextiraOne, Europe's largest communication systems integrator and Building 3 has been let to Parker Hannifin. The remaining Building 2 is currently under negotiation.

According to John Griffiths at GBR Property Consultants, the latest agreement with Parker Hannifin reflects the outstanding calibre of the Lichfield South scheme, which is strategically positioned on the outskirts of the historic City of Lichfield.

"Lichfield South provides superb connectivity with road, rail and air networks. It delivers easy access into Birmingham, London and Manchester, and is surrounded by a vibrant, modern working environment," he said. "It is a development of very high quality, not previously seen in this area, which is why Lichfield South can command high rental levels, and has put Lichfield firmly on the map as a key Midlands office location."

He added, "It has been a fantastic achievement for Lingfield to have fulfilled their vision of developing and owning a strategic location in an emerging, prime location."

Charles Warrack of King Sturge, agents for Parker Hannifin, commented, "As acquiring agent, an important part of King Sturge's brief was to acquire a prestigious office building to suit Parker Hannifin's exacting needs. We were able to meet the developer quickly and agree the specification of the building and terms of the letting, to the satisfaction of both parties."

Jonathan Hart, Director of Lingfield Securities plc, concluded, "Our decision last year to build this phase of the development speculatively, invest in the region of £5.5m, has certainly been vindicated by the decisions of both Parker Hannifin and NextiraOne to move their Headquarter Offices to Lichfield South. We are on course for completion this Autumn and look forward to making further announcements with regards to letting the final HQ building."

Work commenced last August on construction of three Grade 'A' office headquarter buildings, with unrivalled high specification office accommodation, designed to attract blue-chip companies to Lichfield.

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