

PART OF **WREXHAM** **INVESTMENT ZONE**

Next Level Logistics by



WXM350/360

Wrexham Industrial Estate > Wrexham > **LL13 9UT**

DESIGN & BUILD TWO HIGH-QUALITY LOGISTICS AND DISTRIBUTION UNITS FROM **350,000 SQ FT**

wrexham1m.co.uk

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STATE OF
THE ART



MODERN
LOGISTICS



SUPPLY
CHAIN



INDUSTRIAL SPACE AT SCALE

The two distribution units are state-of-the-art facilities designed to meet the demands of modern logistics and supply chain operations

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Boasting expansive floor space, this distribution centre is ideally suited for the high-volume storage, processing, and distribution of goods. The buildings feature high ceilings and efficient, open-plan layouts, allowing for maximum flexibility in racking and shelving configurations, which can accommodate a vast inventory.

Equipped with advanced loading and unloading bays, including multiple dock doors and grade-level access points, the units ensure smooth and rapid handling of shipments. The facilities also integrate cutting-edge technology for inventory management, security, and energy efficiency, with options for automation to streamline operations further.

Additionally, the distribution units offer ample parking and manoeuvring space for trucks and trailers, ensuring seamless transportation logistics.

Office spaces within the units are modern and well-appointed, providing a comfortable environment for administrative and managerial tasks. Positioned in a strategic location with excellent access to major transportation routes, these distribution units are a premier choice for businesses seeking a reliable and scalable logistics hub.

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INVESTMENT ZONE

We're proud to have played a key role in Wrexham's transformation over the last 20 years

WREXHAM, A HUB FOR INNOVATION AND GROWTH

From a bold vision to a thriving centre of innovation, Wrexham has attracted global companies like JCB and Kellogg's, becoming a hub for growth and collaboration.

This success is driven by a powerful partnership between public and private sectors, working together to support the growth of both SMEs and international businesses.



A £160M OPPORTUNITY FOR ADVANCED MANUFACTURING

The £160m Advanced Manufacturing Investment Zone, led by local councils and the Welsh and UK governments, will create a world-class manufacturing cluster in Wrexham. Our developments at Wrexham Industrial Estate – Wrexham 1M, Wrexham 152, and Bridgeway Centre – are central to this exciting initiative.



DRIVING ECONOMIC GROWTH & JOBS

Since 2006, FI Real Estate Management has committed over £136m to Wrexham's industrial space, with plans to expand to over 3 million sq ft, creating an estimated £12 billion in value over the next 10 years.

The Investment Zone will generate 6,000 new jobs and attract £1bn of investment, with infrastructure improvements benefiting all tenants and supporting local talent development.



FINANCIAL INCENTIVES TO SUPPORT GROWTH

Tenants at Wrexham Industrial Estate will benefit from business rates relief and Full Stamp Duty Land Tax relief. For example, Wrexham 1M could save tenants over £20m over the next 10 years, accelerating business growth.

With these incentives, Wrexham is poised to become a leading advanced manufacturing hub, drawing international investment and creating a globally significant cluster in North-East Wales.



A COLLABORATIVE FUTURE

We're excited to continue working with local authorities and communities to ensure Wrexham's growth benefits all. These investments will drive the regional economy, creating opportunities for businesses and people alike.

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GRADE A SPECIFICATION

Building features will include the following:



**UNIT SIZES
FROM
350,000 UP TO
710,000 SQ FT**



**50KN/M²
FLOOR
LOADINGS**



**POWER
UP TO
5MW**



**BUILDING
HEIGHTS 20M
TO HAUNCH**



**249
TRAILER
SPACES**



**19 EURO DOCK
& LEVEL ACCESS
DOORS**



**SECURE
& GATED
SITE**



**20
DOCK
LEVELLERS**



**YARD
DEPTHS
50M**

ROOF LIGHTING

20m HAUNCH

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FLEXI-SPACE

DOCK LOADERS




KEY

- MAJOR OCCUPIERS
- FI REM SCHEME


AN ESTABLISHED & ENTERPRISING BUSINESS PARK

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TAKE A
360° TOUR



WXM350

	SQ M	SQ FT
Ground Floor	32,516	350,000
Office Mezzanine	1,625	17,500
Storage Mezzanine	2,438	26,250
TOTAL	32,516	350,000



WXM360

	SQ M	SQ FT
Ground Floor	33,445	360,000
Office Mezzanine	1,672	18,000
Storage Mezzanine	2,508	27,000
TOTAL	33,445	360,000

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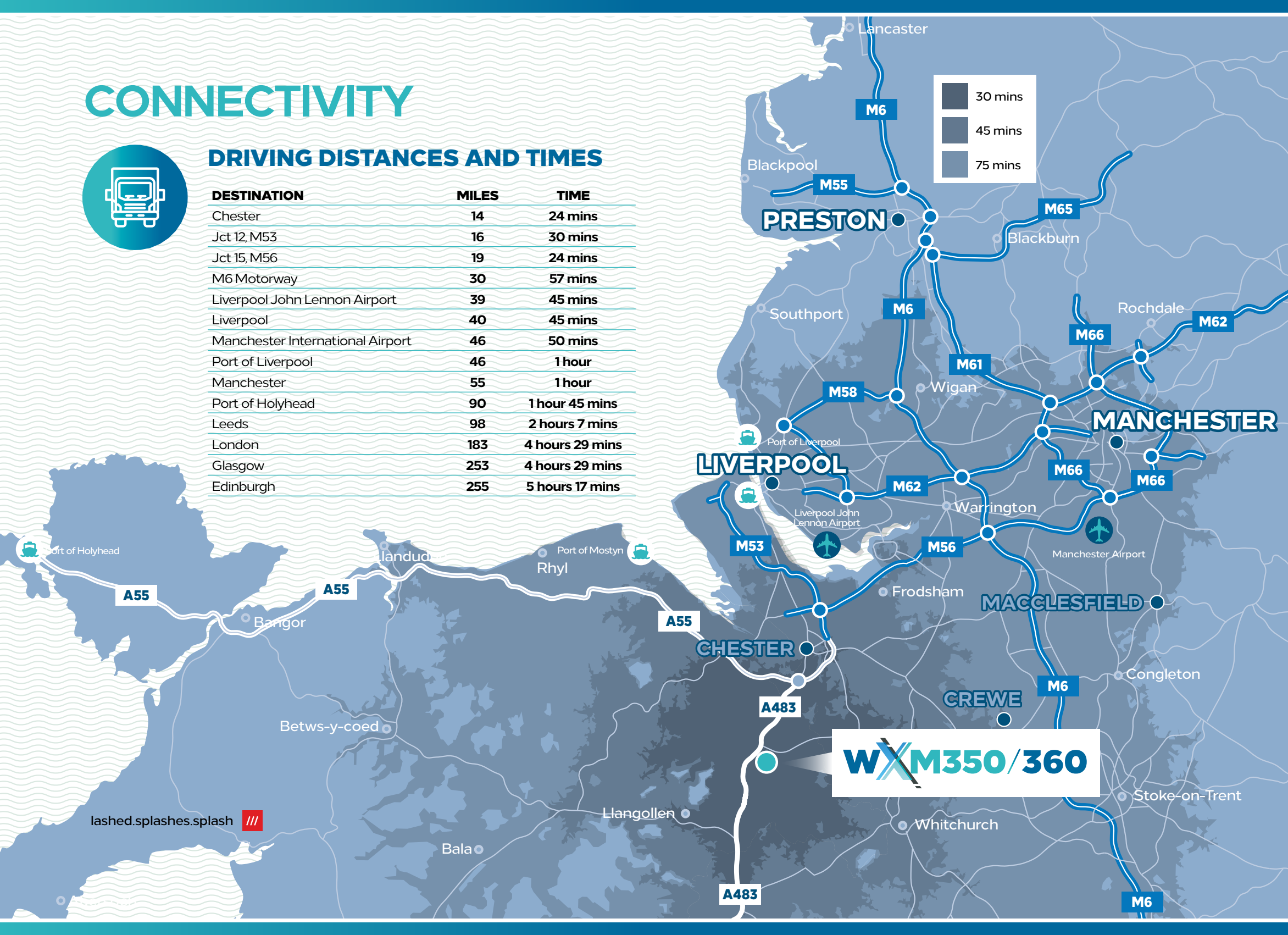


CONNECTIVITY



DRIVING DISTANCES AND TIMES

DESTINATION	MILES	TIME
Chester	14	24 mins
Jct 12, M53	16	30 mins
Jct 15, M56	19	24 mins
M6 Motorway	30	57 mins
Liverpool John Lennon Airport	39	45 mins
Liverpool	40	45 mins
Manchester International Airport	46	50 mins
Port of Liverpool	46	1 hour
Manchester	55	1 hour
Port of Holyhead	90	1 hour 45 mins
Leeds	98	2 hours 7 mins
London	183	4 hours 29 mins
Glasgow	253	4 hours 29 mins
Edinburgh	255	5 hours 17 mins



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EXCEPTIONAL LOCATION



WREXHAM INDUSTRIAL ESTATE

550 + **10,000** +
HECTARES EMPLOYEES
340 +
BUSINESSES

LOCAL WORKFORCE

12,000 | **2,000** | **2,500**
IN MANUFACTURING | IN DISTRIBUTION | READY TO WORK

475K PEOPLE WITHIN 30 MINS
..... **4.8M PEOPLE WITHIN 60 MINS**

Based on Census 2021



**M53
MOTORWAY**
16 MILES



**M56
MOTORWAY**
19 MILES



**PORT OF
LIVERPOOL**
46 MILES



**PORT OF
HOLYHEAD**
90 MILES



**LIVERPOOL JOHN
LENNON AIRPORT**
39 MILES



**MANCHESTER
AIRPORT**
46 MILES



**WIDNES FREIGHT
TERMINAL**
33 MILES



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AN ESTABLISHED ENVIRONMENT WITH AN EYE ON THE FUTURE

Sustainability and multi-use has been at the forefront of the design at WXM350/360 Wrexham. The building will offer a BREEAM Excellent rating, EPC A+, designed to be a zero emissions building, solar PV panels and electric vehicle charging points.



**CIRCA 30 ACRES
OF ECOLOGY
& WELLBEING
AREAS**



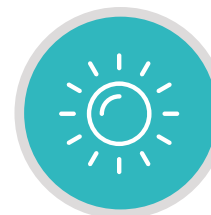
**TARGET A
ENERGY
PERFORMANCE**



**TARGET
BREEAM
EXCELLENT**



**SOLAR
PANEL-READY
ROOFS**



**ROOF
LIGHTS
15%**



**TARGET CARBON
NET ZERO IN
CONSTRUCTION**

FI DEVELOPMENTS: READY TO DELIVER **GUARANTEED DELIVERABILITY**

At FI Developments, we leverage our best-in-class team to meet the growing market demand for premium industrial and commercial spaces

By bringing the entire build process in-house, our construction arm guarantees deliverability with shorter timescales. We're equipped to handle your bespoke property requirements from inception to completion.

As an essential component of our business, FI Developments works closely with our construction team to execute our expanding pipeline of new-build projects across the UK.

This seamless collaboration enhances our industrial and commercial offerings.

Our construction experts possess the knowledge and experience necessary to satisfy the increasing market demand for new, high-quality industrial and commercial spaces.

With a 7.5 million square foot new-build pipeline, we're creating training and employment opportunities for local communities while facilitating business growth in their respective areas.

fi-developments.com

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DESIGN



BUILD



RENT



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*Illustrative Masterplan and supporting information subject to change.