

PART OF **WREXHAM**
INVESTMENT ZONE

Next Level Logistics by



WXM934

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

DESIGN & BUILD NEW HIGH-QUALITY
DISTRIBUTION UNIT UP TO 1,000,000 SQ FT

wrexham1m.co.uk

lashed.splashes.splash 

WXM934

STATE OF
THE ART



MODERN
LOGISTICS



SUPPLY
CHAIN



INDUSTRIAL AND MANUFACTURING SPACE AT SCALE

The 934,000 sq ft distribution unit is a state-of-the-art facility designed to meet the demands of modern Logistics, supply chain operations and manufacturing.

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

Boasting expansive floor space, this distribution centre is ideally suited for the high-volume storage, processing, and distribution of goods. The building features high ceilings and efficient, open-plan layout, 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 unit ensure smooth and rapid handling of shipments. The facility also integrates cutting-edge technology for inventory management, security, and energy efficiency, with options for automation to streamline operations further.

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

Office spaces within the unit 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 unit is a premier choice for businesses seeking a reliable and scalable logistics hub.

wrexham1m.co.uk

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

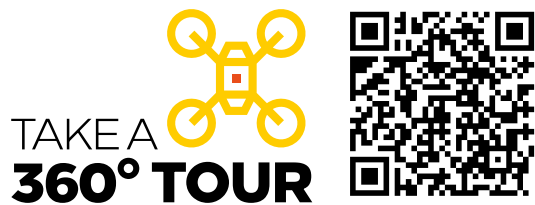
Tenants at Wrexham Industrial Estate will benefit from business rates relief and Full Stamp Duty Land Tax relief. For example, Wrexham 1M could save tenants over £20m over the next 10 years, accelerating business growth.

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.



AVAILABILITY

UNIT	SQ M	SQ FT
Ground Floor Warehouse	77,136	830,000
Office Mezzanine	3,856	41,505
Storage Mezzanine	5,785	62,269
TOTAL	86,777	934,059

**indicative layout.*

WXM934

GRADE A SPECIFICATION

Building features will include the following:



**BESPOKE
DESIGN
AND BUILD**



**GRADE A
OFFICES**



**50KN/M²
FLOOR
LOADINGS**



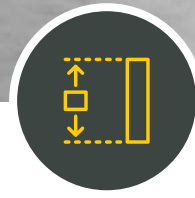
**POWER
UP TO
5MW**



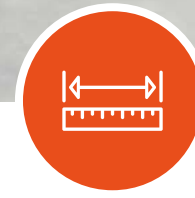
**SECURE
& GATED
SITE**



**154
TRAILER
SPACES**



**BUILDING
HEIGHTS 20M
TO HAUNCH**



**YARD
DEPTHS
50M**



**115 DOCK
LEVELLERS**



**27 EURO DOCK &
LEVEL ACCESS
DOORS**

XCEPTIONAL 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



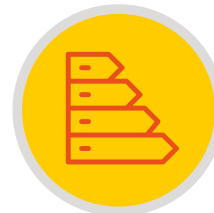
WXM934

AN ESTABLISHED ENVIRONMENT WITH AN EYE ON THE FUTURE

Sustainability and multi-use has been at the forefront of the design at WXM934 Wrexham. The building will offer a BREEAM Excellent rating, EPC A+, targeted to be a zero emissions building, solar PV panels and electric vehicle charging points.



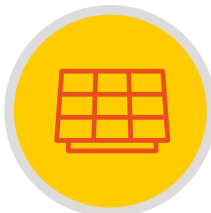
**CIRCA 30 ACRES
OF ECOLOGY
& WELLBEING
AREAS**



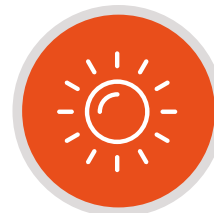
**TARGET A
ENERGY
PERFORMANCE**



**TARGET
BREEAM
EXCELLENT**



**SOLAR
PANEL-READY
ROOFS**



**ROOF
LIGHTS
15%**



**TARGET CARBON
NET ZERO IN
CONSTRUCTION**



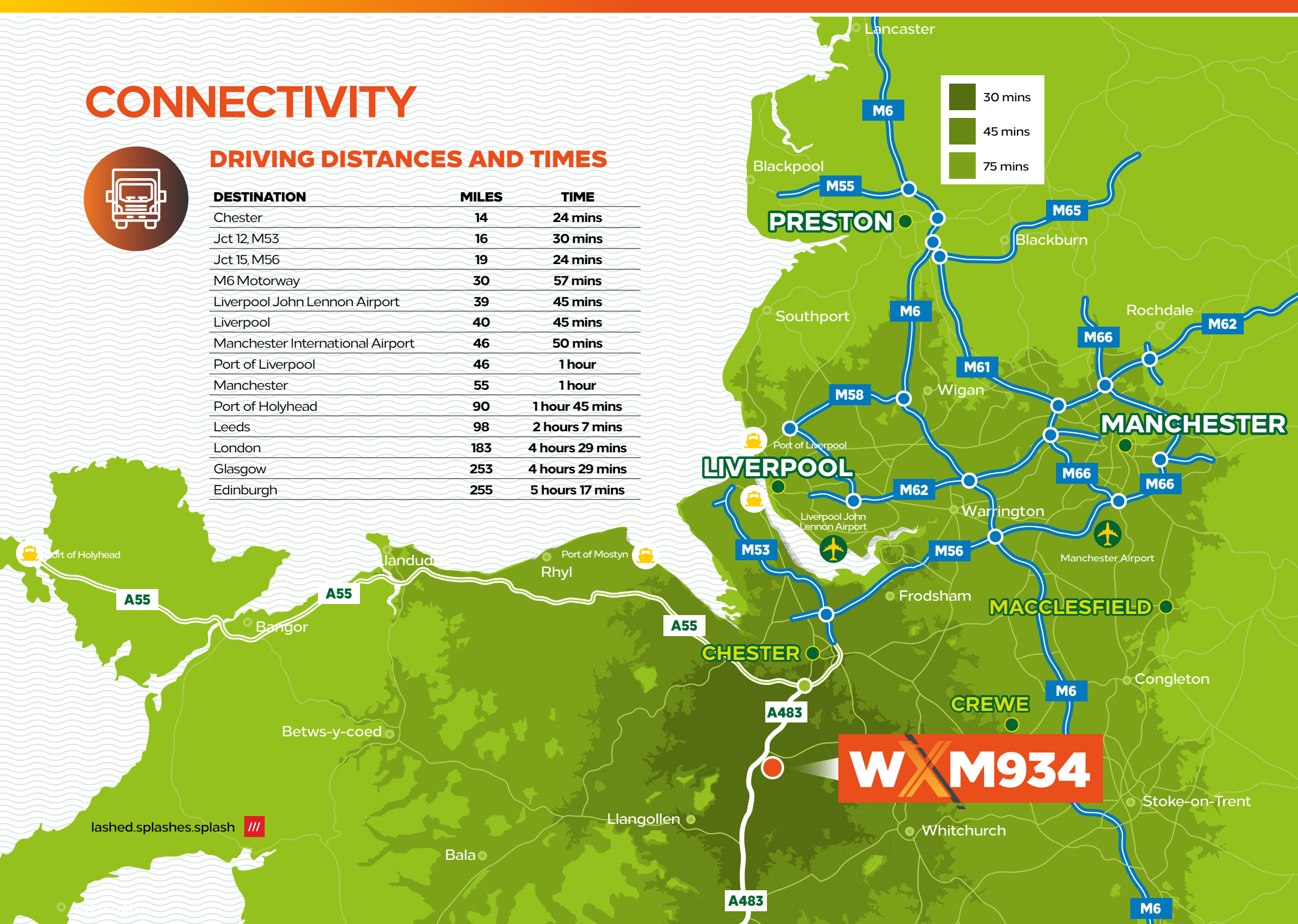
AN ESTABLISHED & ENTERPRISING BUSINESS PARK

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



WXM934



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

Next Level Logistics by



DESIGN



BUILD



RENT



wrexham1m.co.uk

WXM934

Next Level Logistics by



earmstrong@fi-rem.com
07740 546 216

bbyrne@fi-rem.com
07721 605 132

sratcliffe@fi-rem.com
07825 973 651



laurence.davies@cushwake.com
07385 410 942

rob.p.taylor@cushwake.com
07825 193 365



markdiaper@legatowen.co.uk
07734 711 409

harrietcope@legatowen.co.uk
07548 845 167



alex@b8re.com
07951 277 612

jon@b8re.com
07738 735 632

The Agents, for themselves and for the Seller/Lessor of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of an offer or a contract; 2. All statements contained in these particulars are made without responsibility on the part of the Agent(s) or the Seller/Lessor; 3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact; 4. Any intending Buyer or Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 5. The Seller/Landlord does not make or give, and neither the Agent(s) nor any person in their employment has any authority to, make or give any representation or warranty whatever in relation to this property. April 2025. Designed and produced by Creativeworld. T: 01282 858200.
*Illustrative Masterplan and supporting information subject to change.