

PART OF **WREXHAM**
INVESTMENT ZONE

Next Level Logistics by

FI DEVELOPMENTS
DESIGN | BUILD | RENT



WREXHAM™

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

DESIGN & BUILD HIGH-QUALITY LOGISTICS, DISTRIBUTION
& MANUFACTURING FACILITY UP TO **1,000,000 SQ FT**

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INDUSTRIAL AND MANUFACTURING SPACE AT SCALE

NEW 60-ACRE STRATEGIC LOGISTICS & MANUFACTURING SITE PROVIDING UP TO 1,000,000 SQ FT OF BESPOKE B2/B8 ACCOMMODATION

WREXHAM™



£11.2M NATIONAL INSURANCE CONTRIBUTIONS



£15M BUSINESS RATES RELIEF



£800K STAMP DUTY LAND TAX EXEMPTION



ENHANCED CAPITAL ALLOWANCE BENEFITS

*Based on 1,000,000 SQ FT over 5 years

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 £1.2 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.



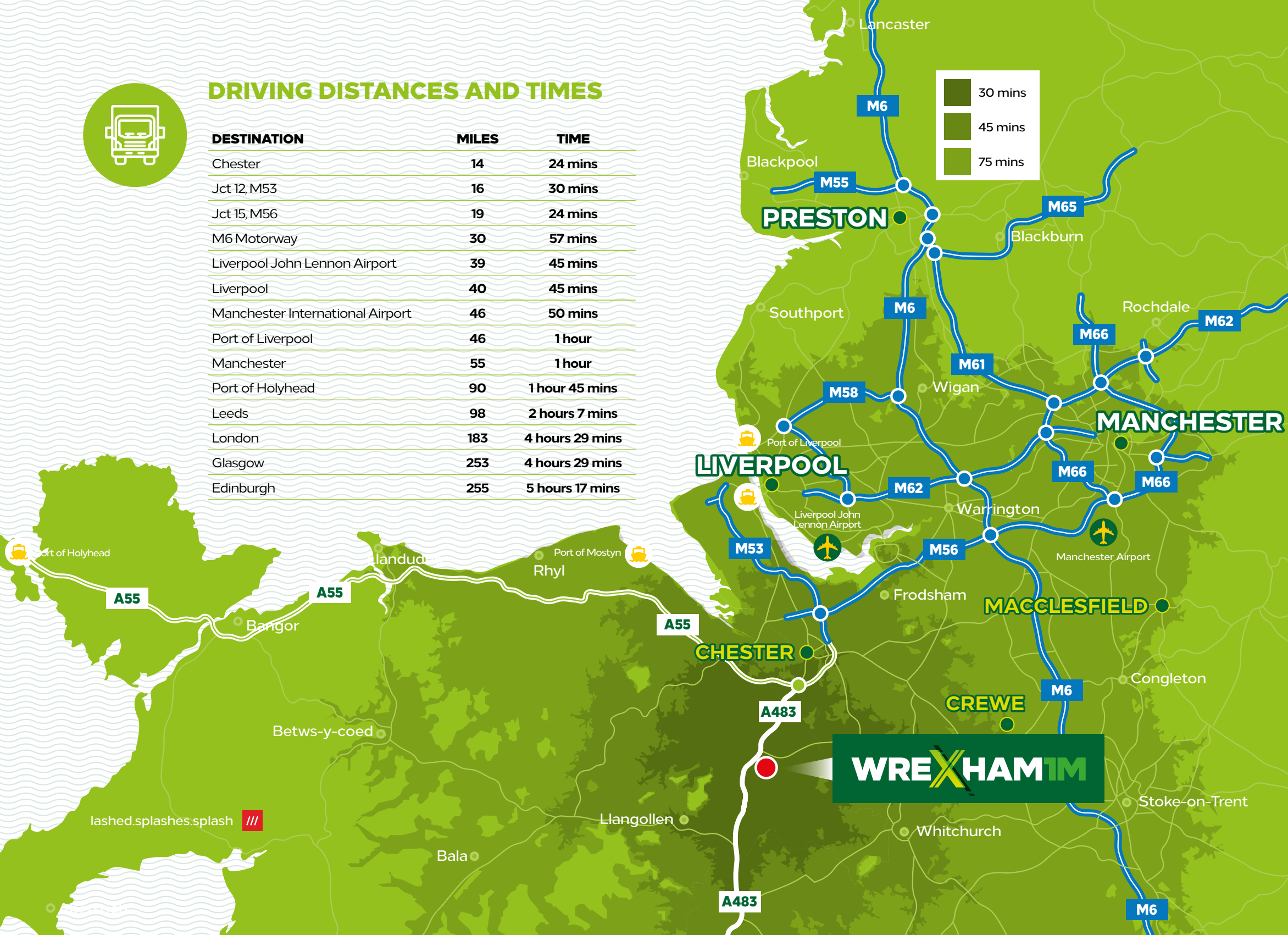
A COLLABORATIVE FUTURE

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.



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



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



WREXHAM 1M

EXCLUSIVE COMPANY

WREXHAM INDUSTRIAL ESTATE

Wrexham 1M, a brand-new, state-of-the-art scheme from FI Developments, is a 60-acre strategic logistics and manufacturing site in the heart of Wrexham Industrial Estate, the UK's second-largest business park.

This new development is part of FI Real Estate Management's long-standing investment in Wrexham and the wider area. It has invested more than £136m

in Wrexham Industrial Estate since 2006, with commercial partners generating £50m of economic benefit to the region each year.

Wrexham Industrial Estate is already home to over 340 businesses, including manufacturing sector names such as JCB, TriTech, Bonaprene Products, and Hoya Lens, making it a prime location and a thriving community for ambitious businesses.

KEY

- MAJOR OCCUPIERS
- FI REM SCHEME

BUILDING WREXHAM'S FUTURE

At FI Developments, we're excited to be leveraging our best-in-class team to meet growing market demand and deliver Industrial sites, such as Wrexham IM.

By bringing the entire build process in house, FI Developments guarantees deliverability with shorter timelines. We're equipped to handle your bespoke property requirements, from concept to completion.

As an essential component of our business, FI Developments works closely with our in-house teams to execute an expanding pipeline of projects across the UK.

This seamless collaboration enhances our industrial and commercial offerings.

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

With a 7.5m sq ft development pipeline, we're creating training and employment opportunities for local communities, while facilitating business growth in their respective areas.



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



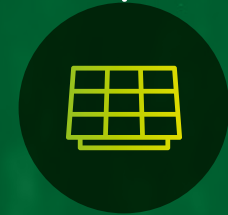
**TARGET A
ENERGY
PERFORMANCE**



**TARGET
BREEAM
EXCELLENT**



**TARGET CARBON
NET ZERO IN
CONSTRUCTION**



**SOLAR
PANEL-READY
ROOFS**

SUSTAINABILITY **EXPLAINED**

**EV
PARKING
SPACES**



**ACCESSIBLE
PARKING
SPACES**



**ROOF
LIGHTS
15%**



**CYCLE
STORE**



**RAIN
WATER
HARVESTING**



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WX M934

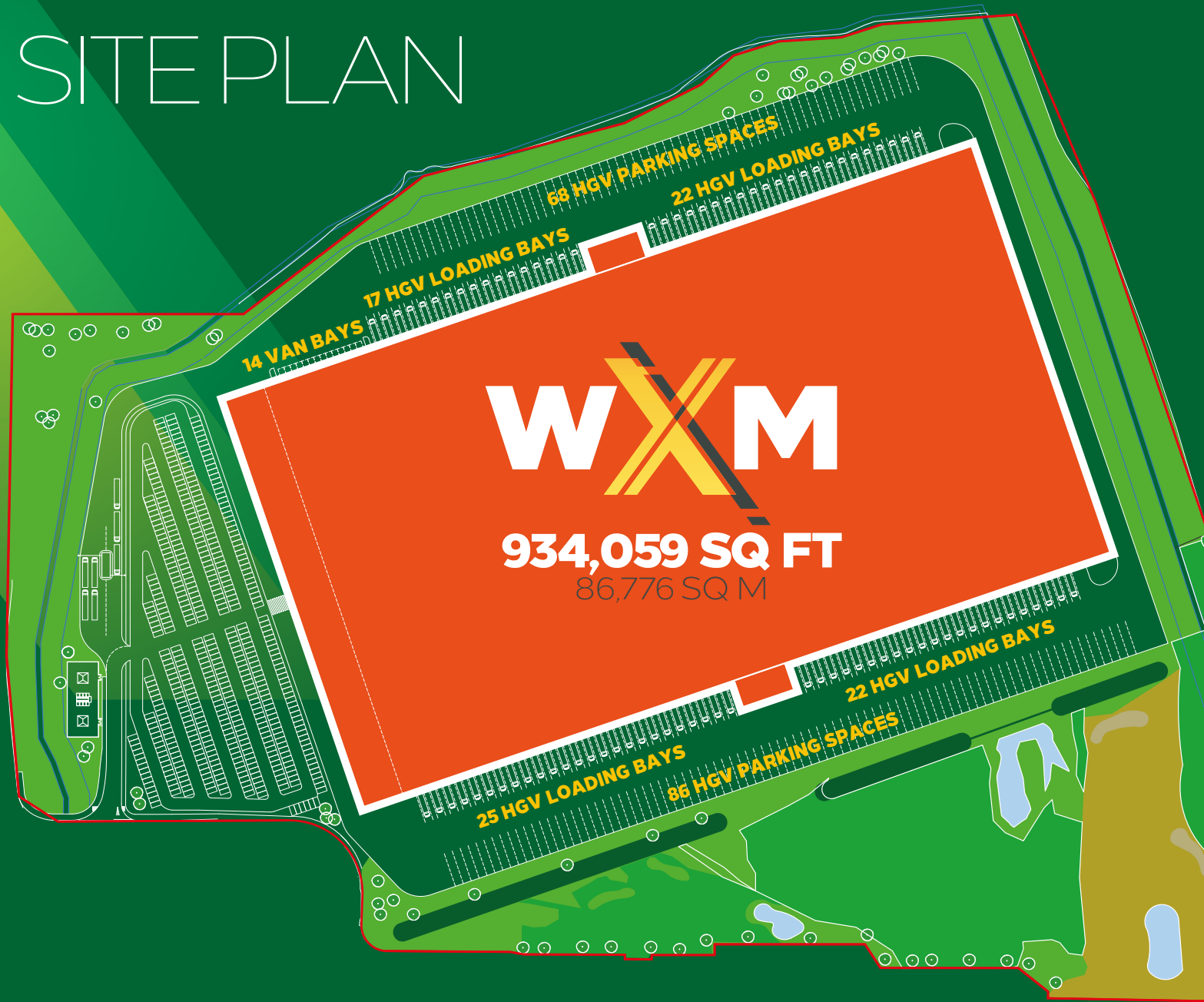


WXM934

SITE PLAN

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

Car Spaces	497
Trailer Spaces	154
Dock/Level Access Doors	115
HGV Loading Spaces	193
Van Bays	14
Eaves Height	20m
Floor Loading	50 kN/sq m
Yard Depth	50m, North & South
Power Supply	Up to 5MW



TAKE A
360° TOUR



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SPECIFICATION



**BESPOKE
DESIGN
AND BUILD**



**UNIT SIZES
UP TO
1M SQ FT**



**50KN/M²
FLOOR
LOADINGS**



**SECURED
POWER
UP TO 5MW**



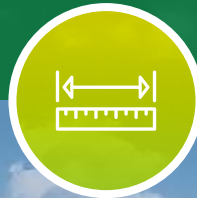
**SECURE
& GATED
SITE**



**154
HGV/TRAILER
SPACES**



**BUILDING
HEIGHTS 20M
TO HAUNCH**



**YARD
DEPTHS
50M**



**115
DOCK
LEVELLERS**



**27 EURO DOCK &
LEVEL ACCESS
DOORS**



EXCEED YOUR EXPECTATIONS



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DESIGN & BUILD OPTIONS, TWO HIGH-QUALITY LOGISTICS & DISTRIBUTION
UNITS **WXM350 350,000 SQ FT** & **WXM360 360,000 SQ FT**

EXPANSIVE SPECIFICATION

FEATURES

The units could benefit from the following base specification:



**UNIT SIZES
UP TO
1M SQ FT**



**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**

WXM360

WXM350



WREXHAM1M

TAKE A
360° TOUR



SITE PLAN

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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

Car Spaces	344
Trailer Spaces	95
Dock Doors	55
Level Access Doors	6
Euro Docks	16
Eaves Height	20m
Floor Loading	50 kN/sq m
Yard Depth	50m, East and West
Power Supply	Up to 2.5MW

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

Car Spaces	355
Trailer Spaces	95
Dock Doors	36
Level Access Doors	14
Euro Docks	3
Eaves Height	20m
Floor Loading	50 kN/sq m
Yard Depth	50m
Power Supply	Up to 2.5MW



WREXHAM™



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

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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.

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This seamless collaboration enhances our industrial and commercial offerings.

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[fi-developments.com](https://www.fi-developments.com)

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