

WREXHAM^{1M}



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Design & build opportunities
expanding up to 1M sq ft of
high-quality logistics and
manufacturing space

LL13 9UT



Up to 35
MVA Power



Planning granted



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FI
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GROUP

WREXHAM^{1M}

A £160M opportunity for advanced manufacturing

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.



Planning
granted



Up to 35
MVA Power

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Wrexham Investment zone benefits

(based on 1m sq ft)



£11.2M National
Insurance
contributions*



£800K stamp
duty land tax
exemption*



£15M business
rates relief*



Enhanced
capital allowance
benefits*



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Investment zone:

We're proud to have played a key role in Wrexham's supply chain, manufacturing and transformation over the last 20 years.

Wrexham, a hub for innovation and growth.

Driving economic growth & jobs

Since 2006, FI Property Group 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

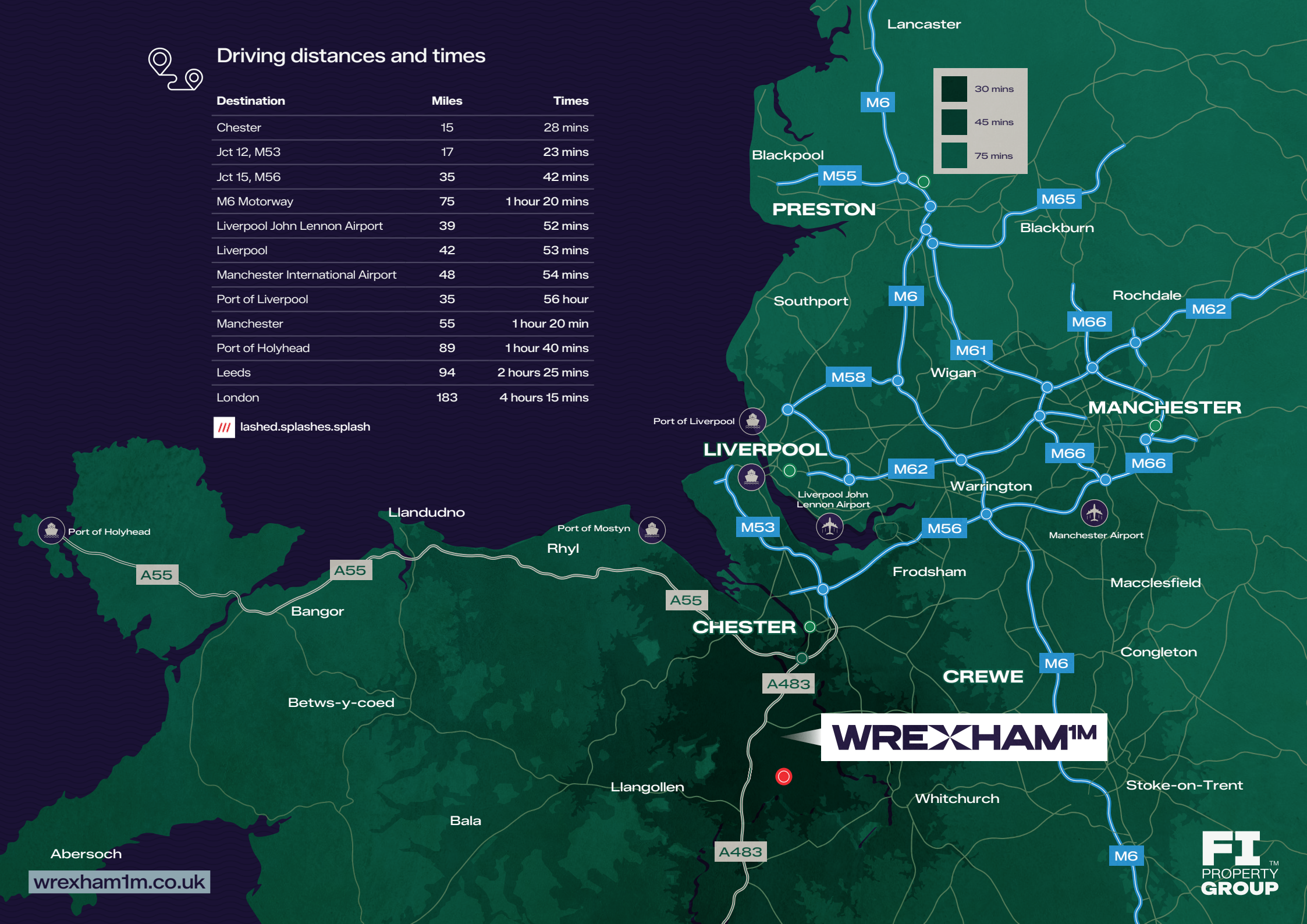
We're excited to continue working with local authorities and communities to ensure Wrexham's growth benefits all. These investments will drive the regional economy, creating opportunities for businesses and people alike.



Driving distances and times

Destination	Miles	Times
Chester	15	28 mins
Jct 12, M53	17	23 mins
Jct 15, M56	35	42 mins
M6 Motorway	75	1 hour 20 mins
Liverpool John Lennon Airport	39	52 mins
Liverpool	42	53 mins
Manchester International Airport	48	54 mins
Port of Liverpool	35	56 hour
Manchester	55	1 hour 20 min
Port of Holyhead	89	1 hour 40 mins
Leeds	94	2 hours 25 mins
London	183	4 hours 15 mins

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Exceptional location.



Wrexham Industrial Estate

500+
Hectares

340+
Businesses

10,000+
Current employees

Local workforce

2,000
in distribution

12,000
in manufacturing

475K
People within 30 mins

2,500
Ready to work

4.8M
People within 60 mins



M53 Motorway
17 miles



M56 Motorway
35 miles



Port of Liverpool
35 miles



Port of Holyhead
89 miles



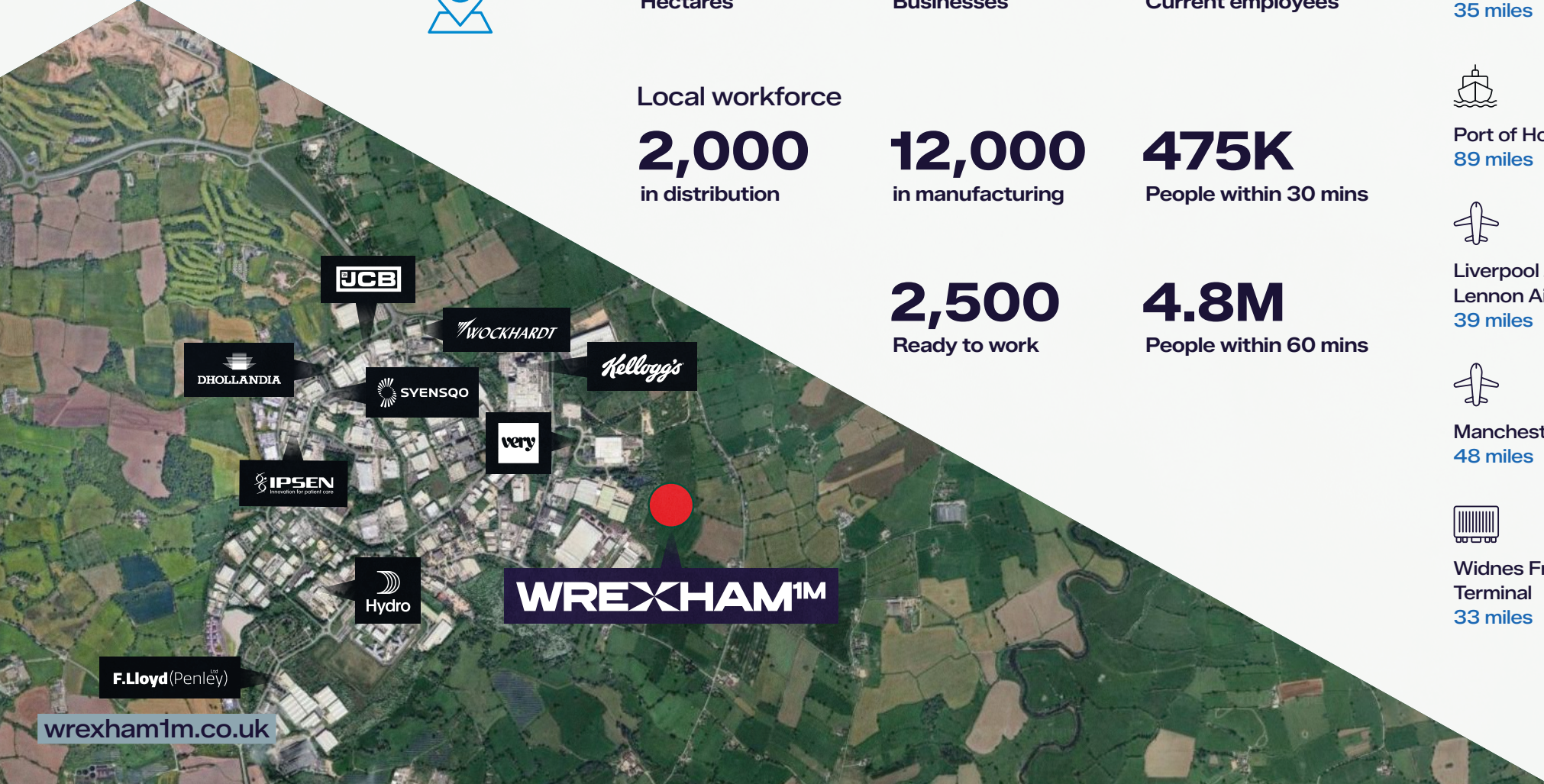
Liverpool John
Lennon Airport
39 miles



Manchester Airport
48 miles



Widnes Freight
Terminal
33 miles



WREXHAM™

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Plan, design, build.



As a self-funded developer, FI Property Group can make decisions quickly and deliver projects with greater certainty, giving clients a dependable partner focused on long-term value.



We embrace transparent, ethical leadership and sustainable practice in every project.



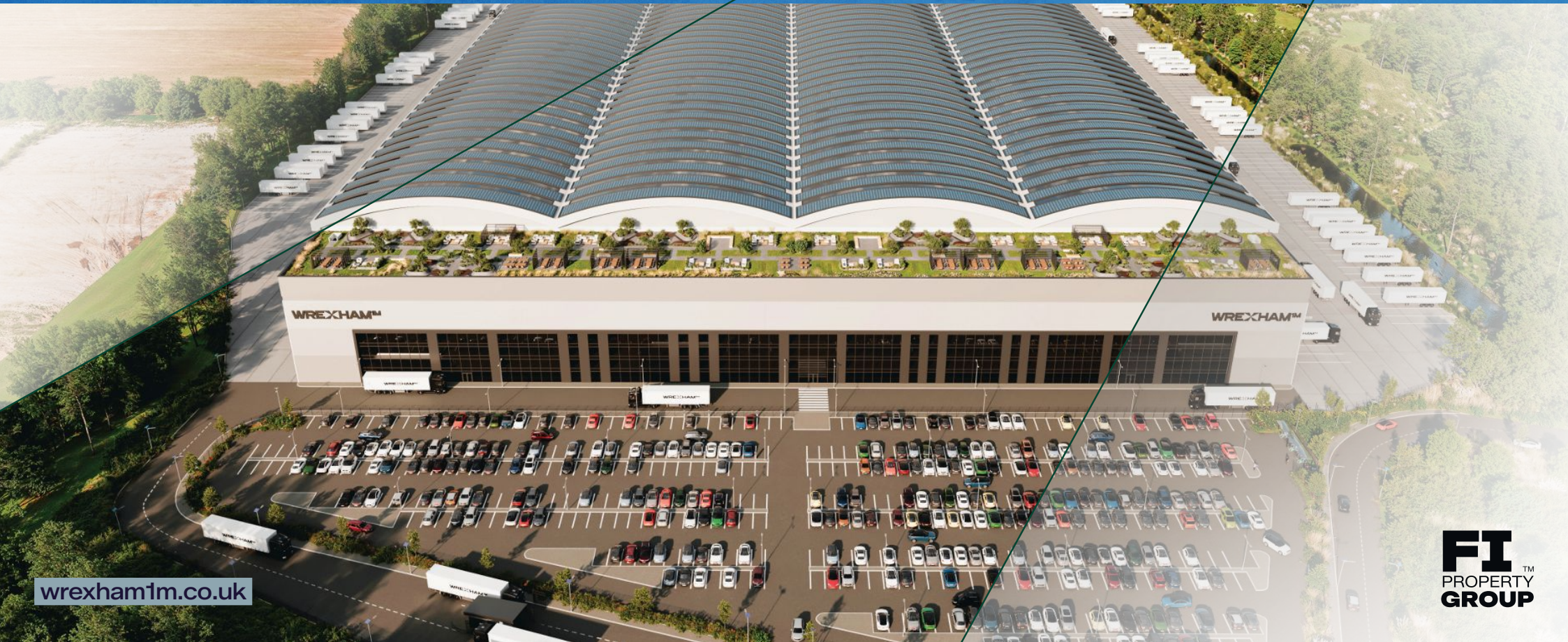
We don't simply develop buildings, we deliver environments in which businesses can grow, evolve and succeed.



We work closely with occupiers, partners and stakeholders from the outset, listening and adapting to ensure that every space delivers performance and purpose.



From master-planning through to detailed construction and hand-over we deliver developments that stand the test of time.



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Sustainability explained.



Solar
panel-ready
roofs



Circa 30 Acres
of ecology &
wellbeing areas



Target A+
EPC



Target
BREEAM
excellent



EV parking
spaces



Target carbon
net zero in
construction



Rain water
harvesting



Cycle store

WREXHAM^{1M}

Design & build option available,
high quality logistics &
distribution centre

WXM934 934,059 SQ FT

Wrexham Industrial Estate > Wrexham > LL13 9UT



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Siteplan

Indicative layout

WXM934

	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



Visit the
website

wrexham1m.co.uk





Specification.



Bespoke design
and build



Unit sizes up to
1M SQ FT



50Kn/ m2 floor
loading



BREEAM
excellent



Power up to
35MVA available



154 HGV / trailer
spaces



Building heights
from 20m+ plus.*



Yard depths
50m



27 Euro dock
& level access doors



115 dock
levellers

WREXHAM^{1M}

Design & build options,
two high quality logistics
& distribution units

WXM350 350,000
SQ FT & **WXM360**
360,000 SQ FT

Wrexham Industrial Estate > Wrexham > LL13 9UT

WXM360

WXM350



Expansive specification.

The units could benefit from the following base specification:



Unit sizes up to
360,000 SQ FT



50Kn/ m2 floor
loading



BREEAM
excellent



Secure &
gated site



95 HGV / trailer
spaces



Building heights
20m+ to haunch



Yard depths
50m



55 dock
levellers



55 access
doors

Siteplans

Indicative layouts

WXM350

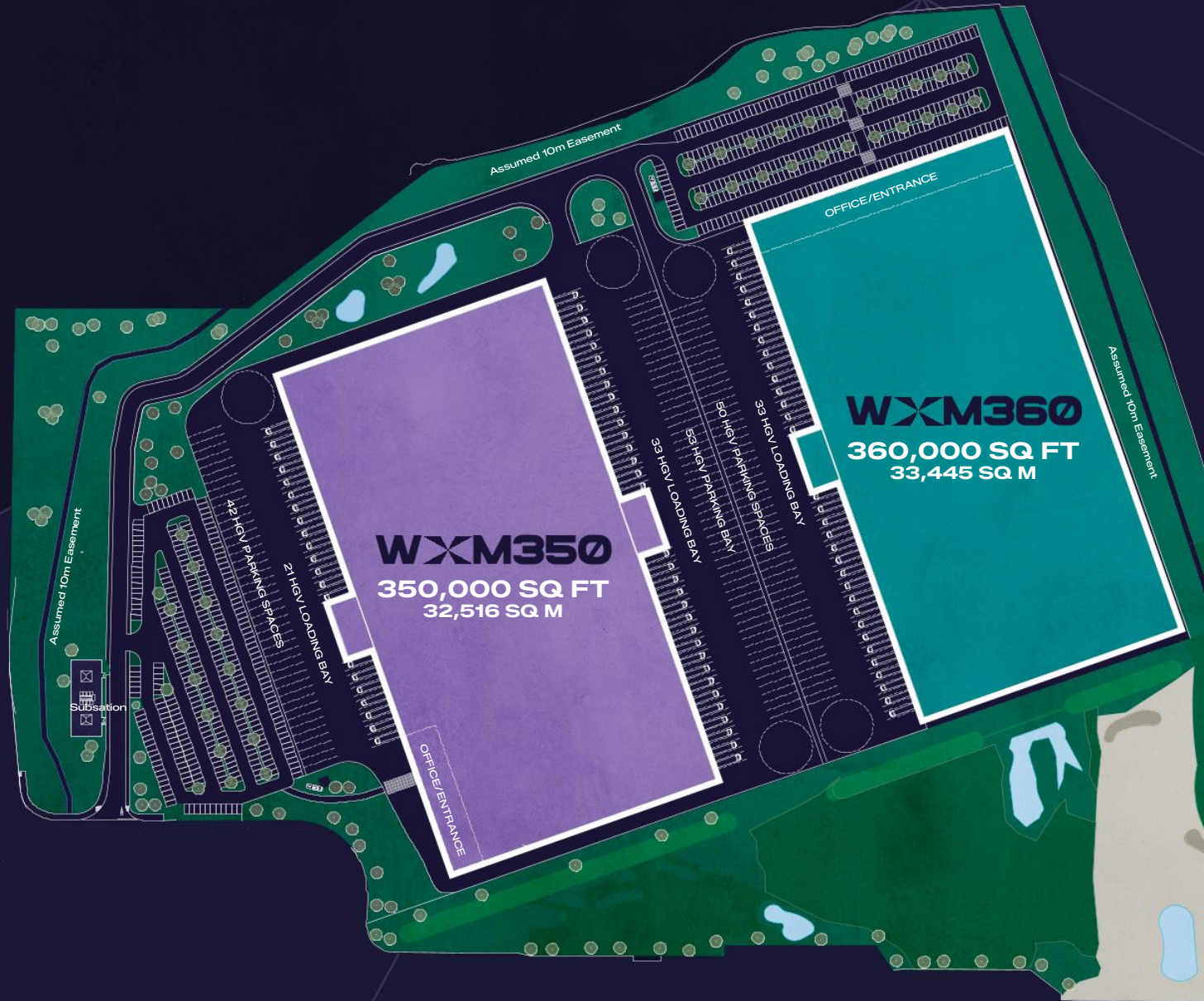
	SQ M	SQ FT
Ground Floor	32,516	350,000
Office Mezzanine	1,625	17,500
Storage Mezzanine	2,438	26,250
TOTAL	32,516	393,750

Car Spaces	344
Trailer Spaces	95
Dock / Level Access Doors	55
HGV Loading Spaces	6
Van Bays	16
Eaves Height	20m+
Floor Loading	50 kN / SQ M
Yard Depth	50m, East & West

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	405,000

Car Spaces	355
Trailer Spaces	95
Dock / Level Access Doors	36
HGV Loading Spaces	14
Van Bays	3
Eaves Height	20m+
Floor Loading	50 kN / SQ M
Yard Depth	50m



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Construction excellence.

Our in-house construction division is one of the cornerstones of FI Developments — a £20 million operation with over 285 pieces of plant, HGVs and fleet dedicated solely to our clients' projects.

Unmatched Scale & Capability

We boast a diverse fleet of 36 excavators (1–60 tonnes) alongside a full range of heavy plant and a dedicated transport network. We ensure all equipment is maintained to peak standards and ready for rapid deployment.

Specialist Expertise

We combine high-performance ground engineering, having stabilised over 100 acres of land with sustainable, in-house aggregate recycling.

By owning our entire fleet, we maintain total control, ensuring absolute accountability on every project.

Agile & Client-Focused

Unlike traditional contractors, we have no external dependencies. Our only priority is your project. Backed by the financial strength of the FI Group, we mobilise instantly and adapt to changing timelines with precision and speed.

Speed of Delivery

As a self-funded developer with our own in-house construction company, FI Property Group can deliver projects with greater speed, control and certainty, giving clients confidence in programmes, quality and on-time completion.

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Next Level Logistics by



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