

**EXCEED** YOUR EXPECTATIONS

Next Level Logistics by

**FI DEVELOPMENTS**  
DESIGN | BUILD | RENT



# WREXHAM™

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

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

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[wrexham1m.co.uk](http://wrexham1m.co.uk)

# INDUSTRIAL SPACE AT SCALE

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



**UK'S 2ND LARGEST INDUSTRIAL ESTATE**



**EASY NETWORK ACCESS**



**BEST-IN-CLASS SPEC**



**LOCAL LABOUR POOL**

# WREXHAM1M



**M53 MOTORWAY**  
16 MILES



**M56 MOTORWAY**  
19 MILES



**UNIT SIZE UP TO 1 MILLION SQ FT**

## STRATEGIC EXCELLENCE



**CHESTER CITY CENTRE**  
14 MILES



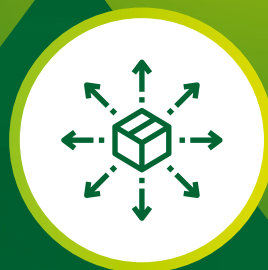
**WREXHAM TOWN CENTRE**  
5 MILES



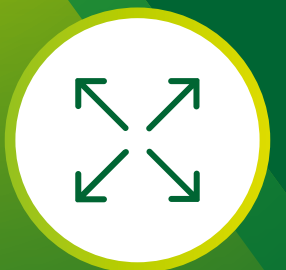
**LIVERPOOL CITY CENTRE**  
38 MILES



**BESPOKE DESIGN & BUILD**



**100,000 SQ FT DISTRIBUTION & MANUFACTURING SPACE**



**FLEXIBLE LEASEHOLD OPPORTUNITIES**

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## DRIVING DISTANCES & TIMES

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



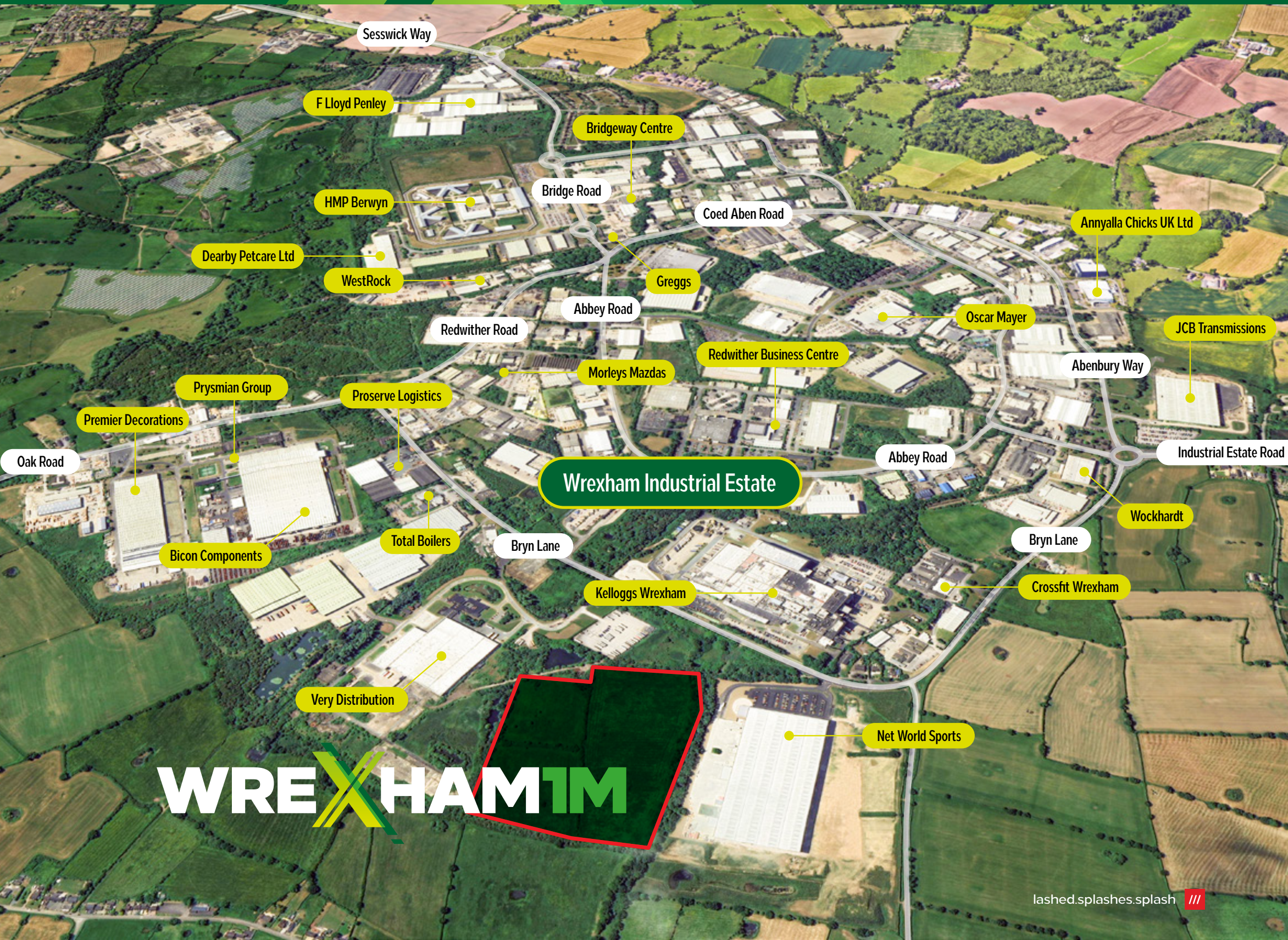
**MANCHESTER AIRPORT**  
46 MILES



**WIDNES FREIGHT TERMINAL**  
33 MILES

# WREXHAM

## INDUSTRIAL ESTATE



lashed.splashes.splash

# EXCLUSIVE COMPANY

## WREXHAM INDUSTRIAL ESTATE

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

This new development is part of FI Real Estate Management's longstanding 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.

# BUILDING WREXHAM'S FUTURE

## NEXT LEVEL LOGISTICS

At FI Developments, we're excited to be leveraging our best-in-class team to meet growing market demand and deliver Next Level Logistics sites, such as Wrexham 1M.

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 Next Level Logistics 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 75m sq ft development pipeline, we're creating training and employment opportunities for local communities, while facilitating business growth in their respective areas.



wrexham1m.co.uk

## 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**





**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%**



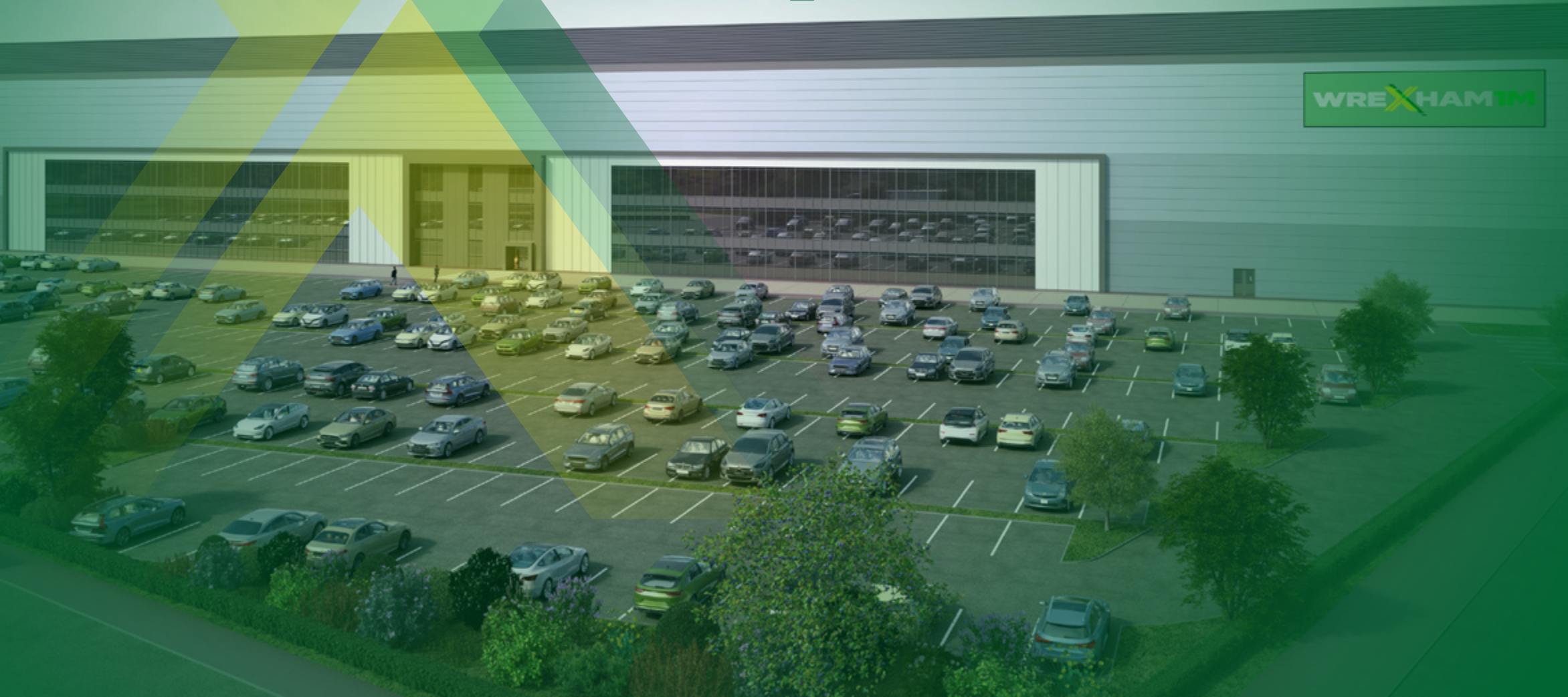
**CYCLE  
STORE**



**RAIN  
WATER  
HARVESTING**



# WREXHAM™

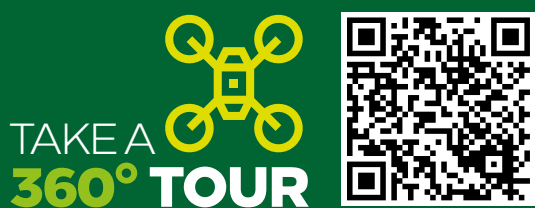
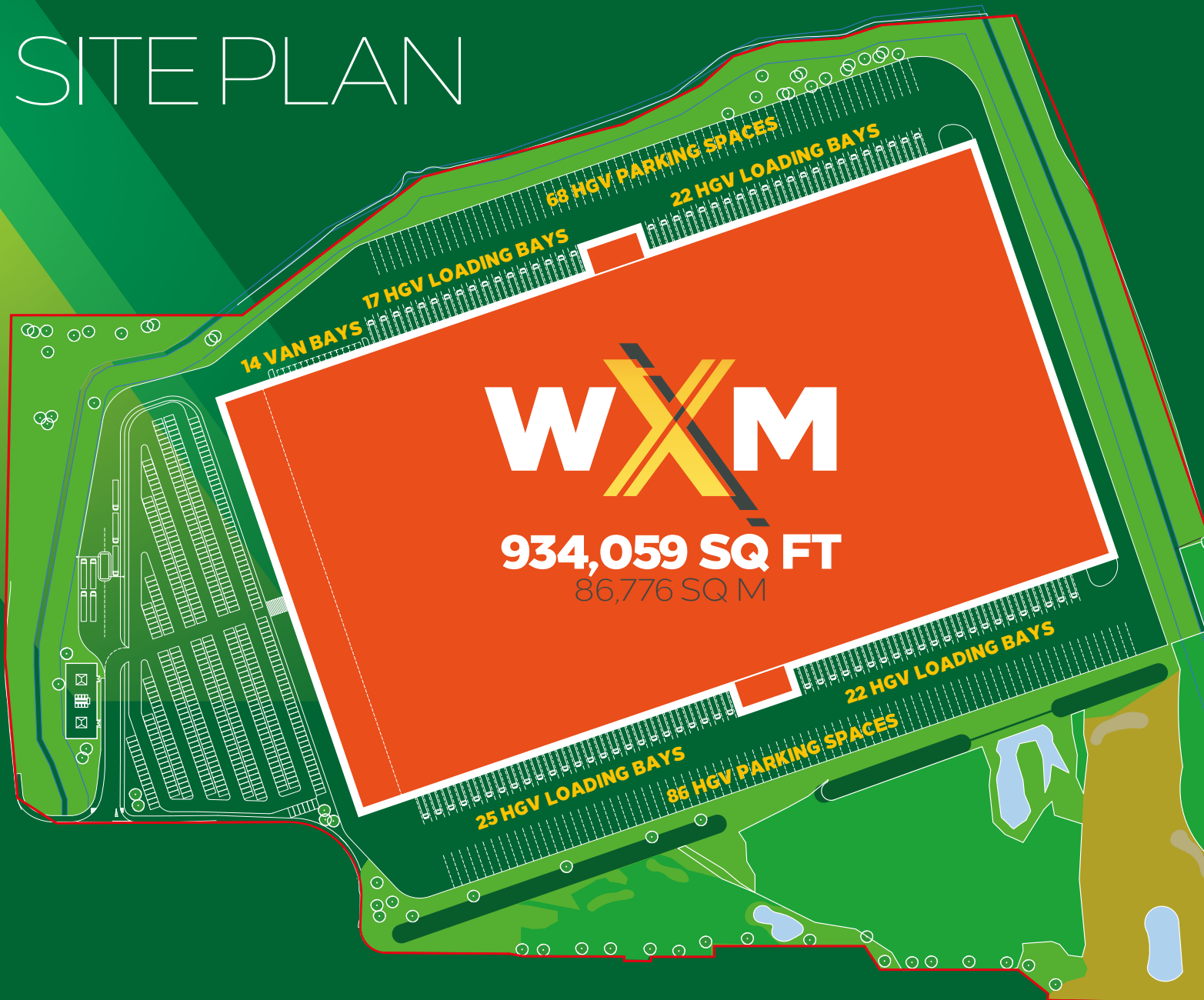


## WRX934

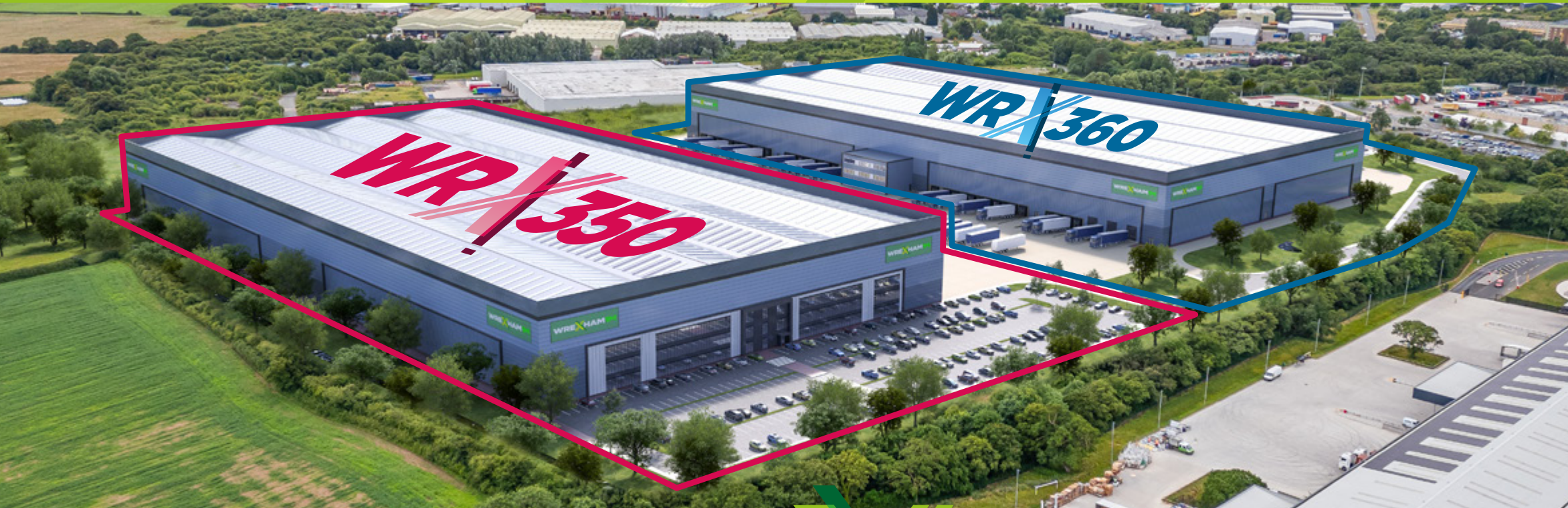
## SITE PLAN

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

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



**EXCEED** YOUR EXPECTATIONS



# WREXHAM™

Wrexham Industrial Estate > Wrexham > LL13 9UT

**TO LET** TWO HIGH-QUALITY LOGISTICS & DISTRIBUTION UNITS  
**WRX350 350,000 SQ FT** & **WRX360 360,000 SQ FT**

## FEATURES

The units will 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**

## EXPANSIVE SPECIFICATION

**WRX360**

**WRX350**



# WREXHAM™

TAKE A  
**360° TOUR**



## SITE PLAN

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### WRX350

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

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 5MW

### WRX360

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

Car Spaces	355
Trailer Spaces	154
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 5MW



Next Level Logistics by

**FI** DEVELOPMENTS  
DESIGN | BUILD | RENT

# WRX 934



# WRX 350 WRX 360

wrexham1m.co.uk

# WREXHAM1M

Next Level Logistics by



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