

TO LET



Next Level Logistics by

FI DEVELOPMENTS
DESIGN | BUILD | RENT



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NEW
HIGH-QUALITY
DISTRIBUTION UNIT
UP TO **1,000,000 SQ FT**

WRX 934

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

wrexham1m.co.uk

WRX934

STATE OF
THE ART



MODERN
LOGISTICS



SUPPLY
CHAIN



INDUSTRIAL 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 and supply chain operations

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 an 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 ensures 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, this distribution unit is a premier choice for businesses seeking a reliable and scalable logistics hub.

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WRX934

GRADE A SPECIFICATION

Building features will include the following:



**BESPOKE
DESIGN
AND BUILD**



**GRADE A
OFFICES**



**50KN/M²
FLOOR
LOADINGS**



**POWER
UP TO
5MW**



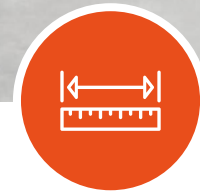
**SECURE
& GATED
SITE**



**154
TRAILER
SPACES**



**BUILDING
HEIGHTS 20M
TO HAUNCH**



**YARD
DEPTHS
50M**



**115 DOCK
LEVELLERS**



**27 EURO DOCK &
LEVEL ACCESS
DOORS**

ROOF LIGHTING

20m HAUNCH

WRX934

FLEXI-SPACE

DOCK LOADERS



Wrexham Industrial Estate

WRX 934

AN ESTABLISHED & ENTERPRISING BUSINESS PARK

WRX 934



TAKE A
360° TOUR



14
van
bays



154 trailer
parking
spaces



Eaves
height
20m



497 car
parking
spaces



Power
supply up to
5mVa



Floor
loading
50kN/m²

WXM

934,059 SQ FT
86,776 SQ M



Yard depth
50m north
& south

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



47 Dock
level / access
doors



193 HGV
loading
spaces

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WRX 934

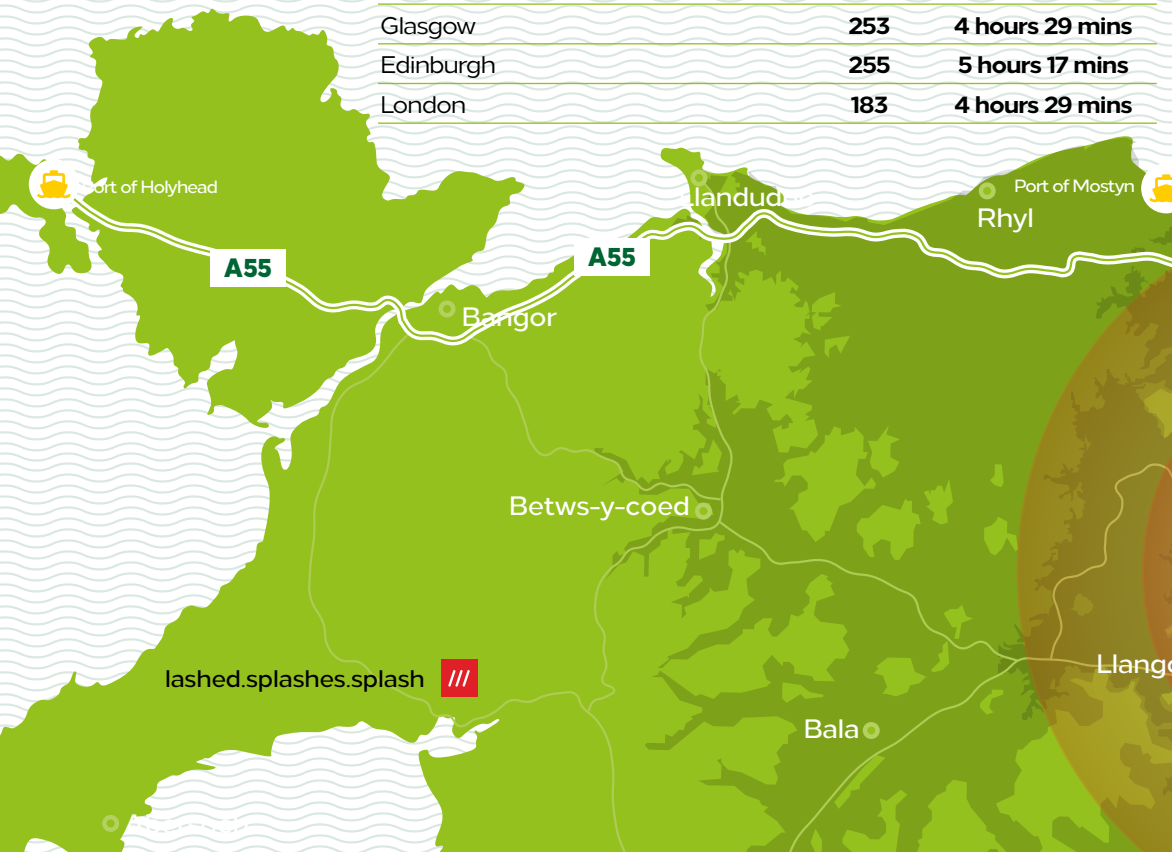


CONNECTIVITY



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



LOCATION & DEMOGRAPHICS



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



CYCLE STORAGE & EV CHARGING



SOLAR PV ROOF PANELS



BEE HIVES & NATURAL SPACES

BENCHES & TABLE BREAK-OUT AREAS



WALKWAYS & JOGGING TRACKS



LED ENERGY EFFICIENT ROOF LIGHTING



ACCREDITATION
TARGETING BREEAM EXCELLENT



TRANSPORT
NEW CYCLE STORE AND EV CHARGING FOR CARS



SOLAR POWER
INSTALLATION OF PV'S TO PROVIDE 85% ROOF COVER GENERATING 700KVA OF ADDITIONAL POWER PER ANNUM



HEALTH & WELLBEING
NEW MULTI USE GAMES AREA COURT PROVIDED WITH COMPLIMENTARY AMENITIES



ZEB
DESIGNED TO BE A ZERO EMISSIONS BUILDING



WASTE MANAGEMENT
100% OPERATIONAL WASTE DIVERTED FROM LANDFILL

WRX934

AN ESTABLISHED ENVIRONMENT WITH AN EYE ON THE FUTURE

Sustainability and multi-use has been at the forefront of the design at WRX934 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.

wrexham1m.co.uk

WRX 934

Next Level Logistics by



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*Illustrative Masterplan and supporting information subject to change.