

53.0482° N  
2.9141° W  
1,000,000 SQ FT

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

Part of the Wrexham Investment Zone



Wrexham Industrial Estate > Wrexham > LL13 9UT



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WREXHAM<sup>1M</sup>

wrexham1m.co.uk

Asset managed by FI Group Ltd  
0845 500 6161  
www.fi-rem.com  
enquiries@fi-rem.com

**FI**  
GROUP<sup>TM</sup>

# WREXHAM<sup>1M</sup>

Industrial and manufacturing space at scale, delivered through a new 60-acre strategic logistics and manufacturing site providing up to 1,000,000 sq ft of fully bespoke B2/B8 accommodation.



Take a  
360° Tour



Planning  
granted

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£11.2M National  
Insurance  
contributions



£800K stamp  
duty land tax  
exemption



£15M business  
rates relief



Enhanced  
capital allowance  
benefits\*



**FI**  
GROUP

## 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.

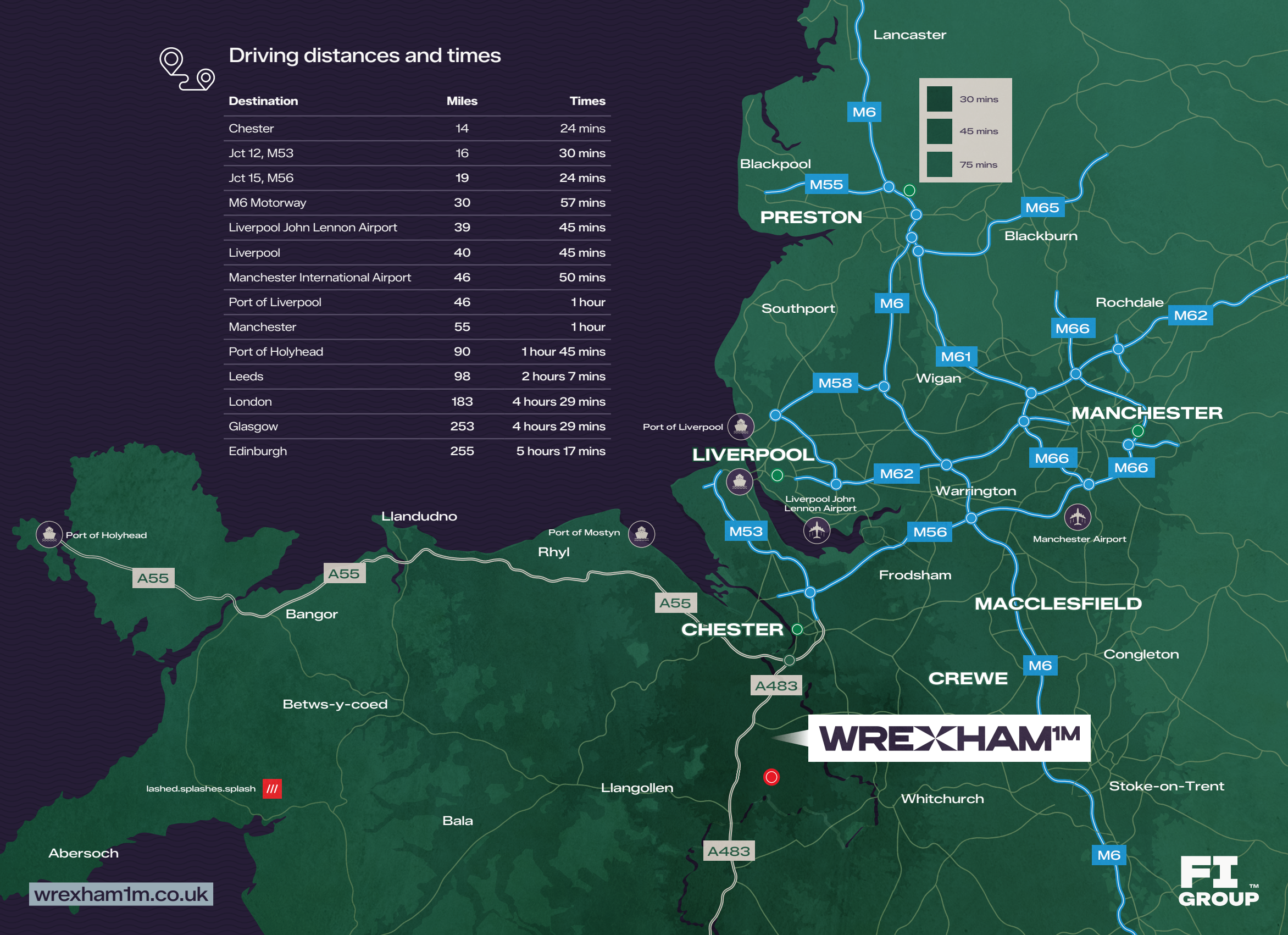
## A collaborative future

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	Times
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

**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  
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



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# Plan, design, build.

At FI Developments we believe in people first – creating environments where businesses can thrive, communities can grow and future generations benefit. Our ethos is built around:

## Sustainability & responsibility

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

## Tenant-first mindset

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

## Collaboration & clarity

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

## Quality & longevity

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





# Sustainability explained.



Solar  
panel-ready  
roofs



Circa 30 Acres  
of ecology &  
wellbeing areas



Target A energy  
performance



Target  
BREEAM  
excellent



Target carbon  
net zero in  
construction



EV parking  
spaces



Accessible  
parking spaces



Roof lights  
15%



Rain water  
harvesting



Cycle store

# Wrexham M934

Next Level Logistics by

**FI** GROUP<sup>TM</sup>



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# WXM934

## Siteplan

	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



Take a  
360° Tour



# Specification.



Bespoke design  
and build



Unit sizes up to  
1M SQ FT



50Kn / m<sup>2</sup> floor  
loadings



BREEAM  
excellent



Secure  
& gated site



154 HGV / trailer  
spaces



Building heights  
from 20m plus.\*



Yard depths  
50m



27 Euro dock  
& level access doors



115 dock  
levellers

# WREXHAM1M

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

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



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**WXM360**

**WXM350**



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# Expansive specification.

The units could benefit from the following base specification:



Unit sizes up to  
1M SQ FT



50Kn / m<sup>2</sup> floor  
loadings



BREEAM  
excellent



Secure &  
gated site



154 HGV / trailer  
spaces



Building heights  
20m to haunch



Yard depths  
50m



115 dock  
levellers



27 Euro dock  
& level access doors

# Siteplans

## WXM350

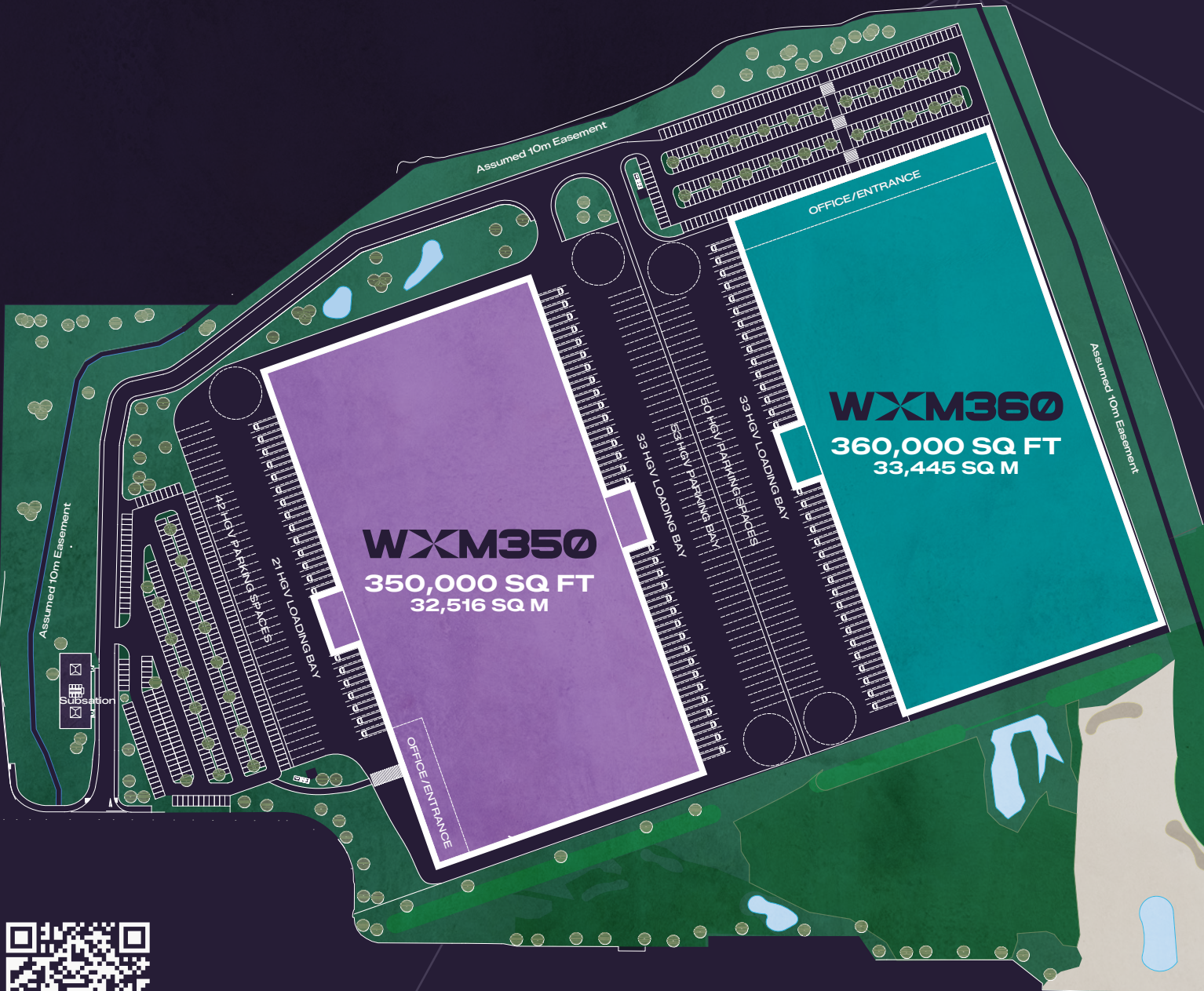
	SQ M	SQ FT
Ground Floor	32,516	350,000
Office Mezzanine	1,625	17,500
Storage Mezzanine	2,438	26,250
<b>TOTAL</b>	<b>32,516</b>	<b>350,000</b>

Car Spaces	344
Trailer Spaces	95
Dock / 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
<b>TOTAL</b>	<b>33,445</b>	<b>360,000</b>

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



Take a  
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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.

## Scale & capability

With 36 excavators ranging from 1 to 60 tonnes, alongside dozers, dumpers, telehandlers, rollers and crushers, our plant delivers unmatched scope and reliability. Our transport fleet — including Scania's, lowloaders, tankers and pickups — ensures efficient movement of materials and machinery between sites. Supported by dedicated plant yards in Wrexham and Chorley, every machine is maintained in peak condition and ready for rapid deployment.

## Specialist expertise

From ground engineering, where we have stabilised over 100 acres of land, to our in-house recycling plant that has produced more than £2 million of recycled aggregates, sustainability and performance drive everything we build. Every project benefits from the same assurance: fully owned equipment, total control, and absolute accountability.

## Agility & focus

Unlike traditional contractors, FI Construction has no external pipeline. Our only priority is our clients' needs. That means we can mobilise instantly, adapt to changing timelines, and deliver with precision and speed — all underpinned by the financial strength of the FI Group.

Built by **FI GROUP**<sup>TM</sup>  
Built with certainty.

# WREXHAM<sup>1M</sup>

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Next Level Logistics by

# FI GROUP<sup>TM</sup>

0845 500 6161

www.fi-developments.com

Tmiles@fi-rem.com

07775 036 551

sratcliffe@fi-rem.com

07825 973 651

 CUSHMAN &  
WAKEFIELD

0161 235 8998

cushmanwakefield.co.uk

laurence.davies@cushwake.com

07385 410 942

rob.p.taylor@cushwake.com

07825 193 365

**LegatOwen**  
CHARTERED SURVEYORS

01244 408200

legatowen.co.uk

markdiaper@legatowen.co.uk

07734 711 409

harrietcope@legatowen.co.uk

07548 845 167

**B8**

0161 375 6000

www.b8re.com

alex@b8re.com

07951 277 612

jon@b8re.com

07738 735 632

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