



FLEXIBLE
DESIGN + BUILD



UP TO 10M
CLEAR EAVES



1 MVA
POWER SUPPLY



LOW CARBON
TECHNOLOGIES

ADVANTAGE i54

WOLVERHAMPTON | M54 J2

ADVANCED MANUFACTURING UNIT

Design & Build opportunity
up to 55,864 sq ft (5,190 sq m)

- Established manufacturing location
- Direct access to M54 & M6 motorways
- High base spec with flexible build options
- Ready to occupy within 10 months



← Telford

M54

J2

M6 →

ACCESS 360
THINK FIRST

JAGUAR
LAND-ROVER

JAGUAR
LAND-ROVER

INNOVATION DRIVE

Atlas Copco

ERA

CARTOR
ACQUA MANTOVA

euofins

VALIANT WAY

MOOG

ADVANCED MANUFACTURING UNIT
Design & Build opportunity
up to 55,864 sq ft (5,190 sq m)





A PROMINENT POSITION IN ONE OF THE UK'S LEADING ADVANCED MANUFACTURING HUBS

Advantage i54 is consented for B2 manufacturing use, and can accommodate up to 55,864 sq ft (5,190 sq m) with 10m clear eaves height and a secure yard of up to 35m.

Outline planning is in place and a fast-tracked bespoke build can be ready to occupy within 10 months of lease agreement.

Advantage i54 is well positioned. i54 Business Park is an established 300 acre advanced manufacturing hub in the industrial heartlands of the West Midlands. Local occupiers include leading manufacturers such as Jaguar Land Rover, MOOG, ERA, and Atlas Copco.

Advantage i54 is well-connected in every sense. Dedicated access to J2 M54 makes i54 one of the best-connected business parks in the UK. A skilled labour pool of 1.73m people live within 30 minutes drive, and 2,700 people are employed in the park's 2.5 million sq ft of high quality industrial buildings. Combined with the 1 MVA reserved power supply, Advantage i54 is positioned, peopled, and powered to support the needs of a broad range of industries, including automotive, aerospace, defence, life science, and pharmaceuticals.

- Design and build up to 55,864 sq ft (5,190 sq m)
- High quality specification with many premium sustainability features as standard
- Up to 10 metres clear eaves height
- 1 MVA of power reserved
- Ground works complete, infrastructure in place
- B2 consent for advanced manufacturing uses
- Fast track approval with outline planning in place
- Delivery within 10 months
- Labour skilled in engineering and manufacturing
- Direct access to the M54 and M6



Existing occupiers include





BUILD IT YOUR WAY

Take your design and build to the next level with **Advantage i54**. Thanks to LondonMetric's suite of flexible build and fit-out options, our customers can create a manufacturing space that will fit their operational requirements perfectly. Vary the office provision and add staff welfare facilities; increase the floor loading, or add machine pits and extra loading provision; whatever your business needs, LondonMetric can build it.



Every LondonMetric build features an enhanced **specification with many sustainability features included as standard**. Designed to achieve a minimum BREEAM 'Very Good' and an EPC A-rating, our developments are designed to minimise carbon emissions and use less resources.

HIGH SPEC AS STANDARD

PRODUCTION FACILITY

- Steel portal frame with up to 10m clear eaves height
- Enhanced roof loading capacity to support fit-out
- 1MVA power + 300kW medium pressure gas supply
- FM2 floor slab with minimum 50kN/sq m loading
- Minimum rack leg load of 7 tonnes
- Triple-skin roof lights to 10% of production space

OFFICES

- Double height HQ reception area
- 'Grade A' quality open plan offices
- High efficiency comfort cooling/heating
- Suspended ceilings with LED lighting
- Carpeted raised access floors with data/comms floor boxes
- Kitchenette, WC and shower facilities
- 8 person passenger lift

EXTERNAL

- Four surface or dock level loading doors to suit
- 24-hour access
- 35m deep secure yard with fencing and external lighting
- 119 car spaces with 9 EV charge points
- Glazed curtain walling to improve natural lighting
- Colourcoat steel cladding with a 25-year guarantee
- Bicycle and motorcycle parking

BESPOKE OPTIONS

PRODUCTION FACILITY

- Heating, cooling, lighting and fire controls systems
- Increased floor loading/slab thickening
- Machine bases or pits
- Travelling cranes
- Mezzanines and production task rooms
- Containment for power, water, compressed air
- Epoxy paint or screed to production floor

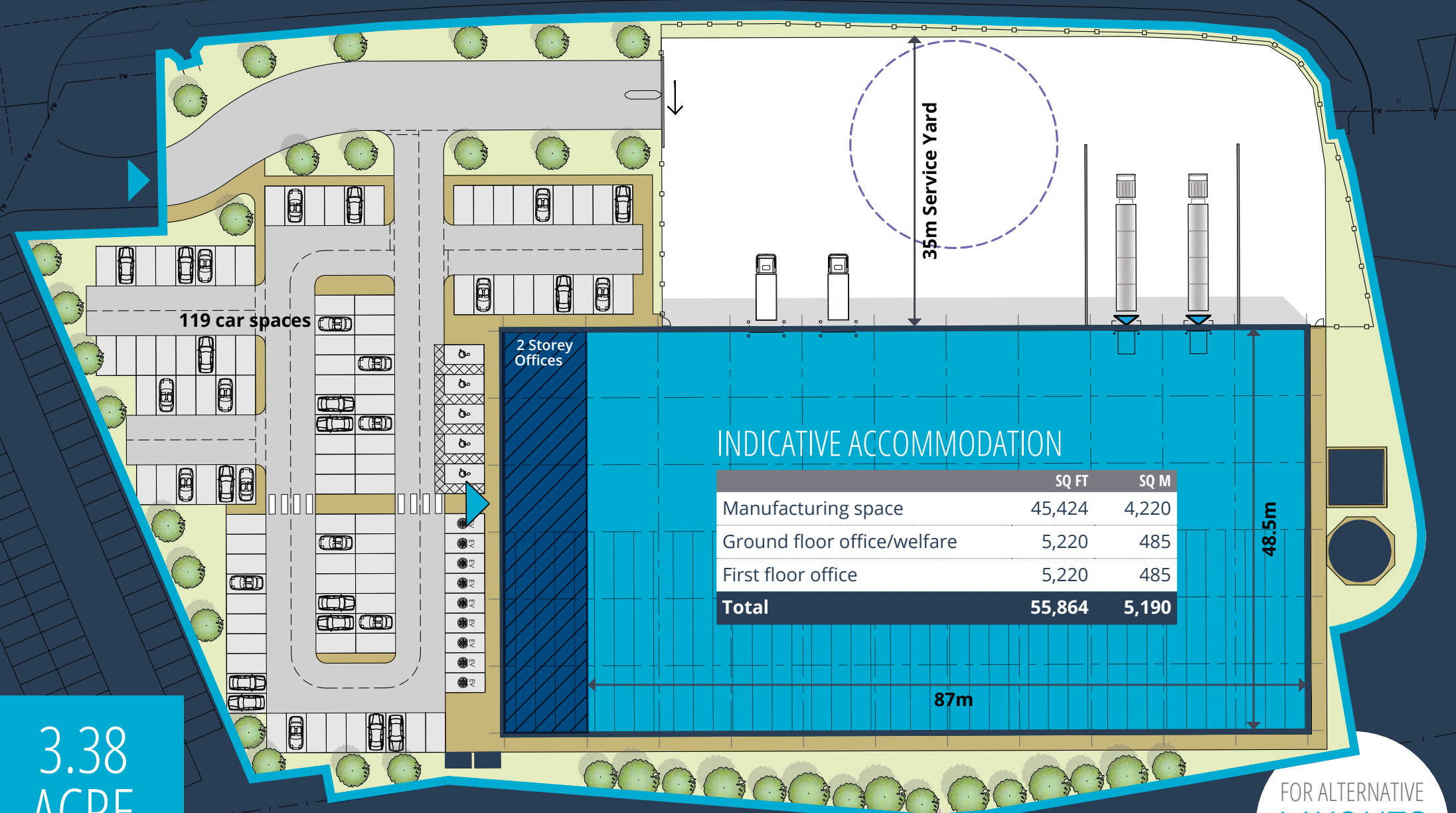
OFFICES

- Additional office space to suit operational requirements
- Cellular office and meeting room design and fit-out
- Staff welfare facilities and canteen
- Comms/server rooms and cabling
- Door access control
- Building Management System

EXTERNAL

- Additional loading doors
- Canopies and external buildings
- Sprinkler tank and pump-house, compressor room
- Powered security gates with intercom
- CCTV
- Additional solar photovoltaic capacity and battery storage

INDICATIVE SITE LAYOUT



119 car spaces

2 Storey Offices

INDICATIVE ACCOMMODATION

	SQ FT	SQ M
Manufacturing space	45,424	4,220
Ground floor office/welfare	5,220	485
First floor office	5,220	485
Total	55,864	5,190

87m

48.5m

35m Service Yard

3.38
ACRE
(1.37 ha)
PLOT

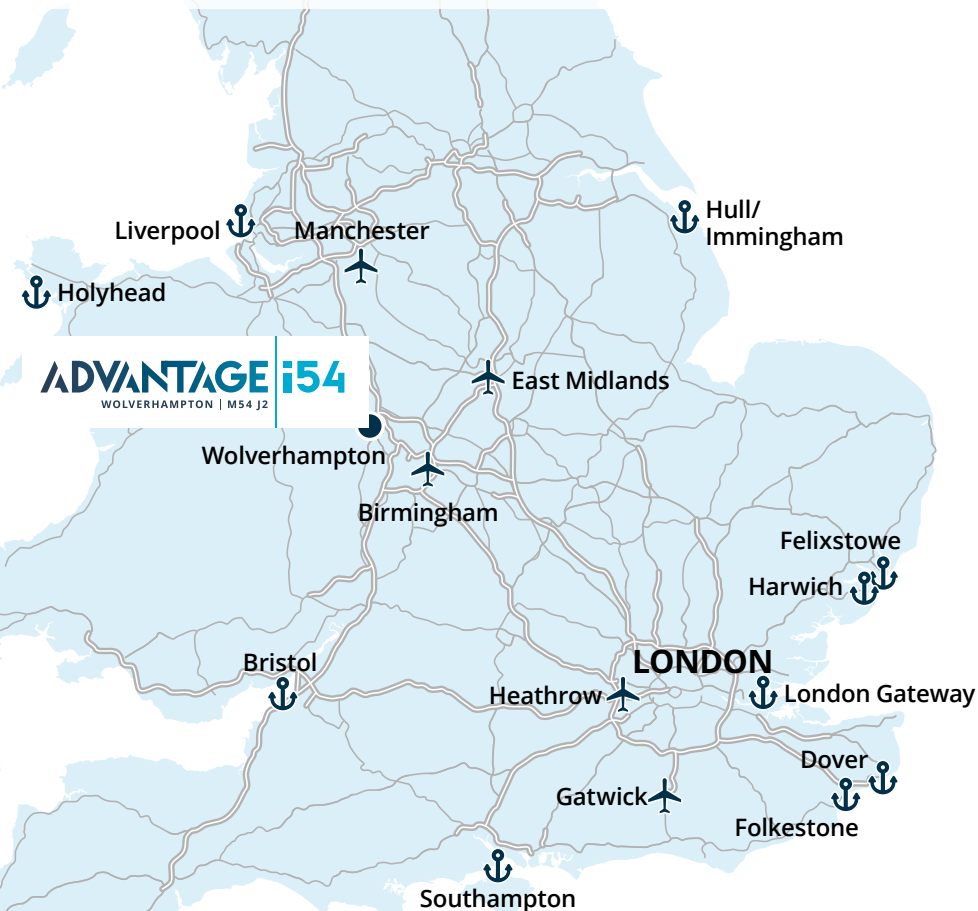
FOR ALTERNATIVE
LAYOUTS
CONTACT THE AGENTS

THE WEST MIDLANDS: THE HEART OF BRITISH MANUFACTURING

With access to regional and global markets, Advantage i54 is located in the heartland of British manufacturing.

The i54 Business Park plugs directly into the national motorway network and is the ideal base from which to serve just-in-time manufacturing supply chains across the region and the UK.

Many of the UK's major seaports fall within a single journey by HGV, making Advantage i54 the perfect way-point for exporting across the globe. Birmingham Airport is just over 30 minutes away and the major air freight export hubs at East Midlands and Heathrow are both easily accessible.



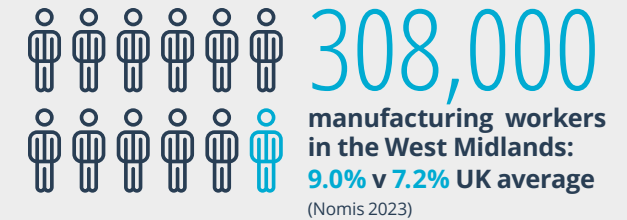
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(Lorry Route Planner)

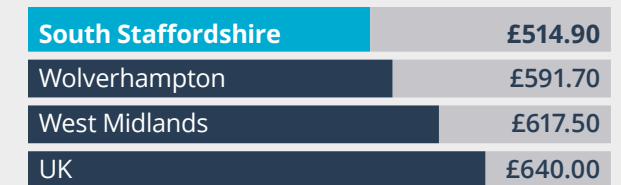
PEOPLE MAKE IT AT ADVANTAGE i54

Located within an established manufacturing hub, Advantage i54 is well-placed to draw upon a pool of competitively priced and available labour, with skills suited to manufacturing and engineering operations.

Ideal skills



Competitively priced



Gross weekly pay, full time by place of work (Nomis 2022)

Strong availability



Wants a Job (Nomis March 2022)

SUSTAINABILITY MEASURES

LondonMetric developments prioritise the reduction of carbon emissions and the improvement in well-being. We create buildings with low energy demand and add provisions for the generation of zero carbon energy. Our measures include:

- Insulating buildings with a high performance thermal envelope.
- Low air permeability to reduce heat loss.
- High performance glazing to minimise both heat loss and solar gain whilst maximising natural light.
- Roof lights to maximise natural light.
- Air source heat pumps, a low carbon technology, for heating and cooling the office space.
- High efficiency LED lighting throughout.
- Advanced control systems to manage energy use.
- Water-saving sanitary-ware and taps installed
- The roof of each building is reinforced to accept electricity generating photovoltaic solar panels.
- Charging points for electric vehicles.

LondonMetric's commitment to sustainability is reflected in our targeting of a minimum BREEAM rating of Very Good and an EPC energy rating of A.



APEX PARK, WORCESTER

A REPUTATION FOR DELIVERY



LondonMetric Property Plc is a FTSE 250 REIT which owns one of the UK's leading listed logistics platforms alongside a long income portfolio, with 16 million sq ft under management valued at c£3 billion.

The company has a proven track record in development, having delivered c6 million sq ft of space since 2015, which includes the development of a 1 million sq ft warehouse for Primark and three developments for Amazon. LondonMetric prides itself on a strong working relationship with its occupiers and adopts a partner of choice approach.

Further information on the group can be found at www.londonmetric.com

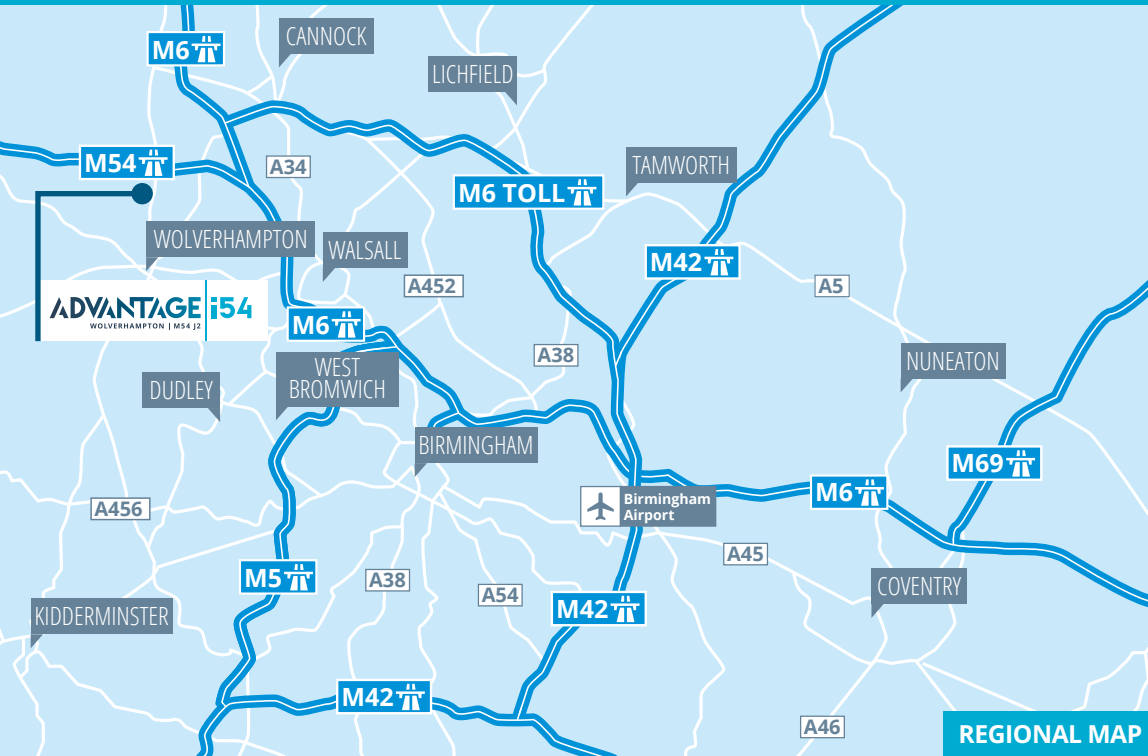


AMAZON, WARRINGTON



YORKS PARK, DUDLEY

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ADVANTAGE i54

WOLVERHAMPTON | M54 J2



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**Please contact
us to discuss
your property
requirements.**

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