

APEX@54



**GATEWAY SITE AT i54
JUNCTION 2
M54 MOTORWAY**

**AVAILABLE NOW
TO LET
INDUSTRIAL UNIT
67,884 ft² (6,306 m²)**

3 Innovation Drive, i54,
Wolverhampton WV9 5GA

www.apex54.co.uk

////// HIGH PROFILE

Apex@54 provides more than 67,000 ft² of manufacturing and office space at the high profile i54 site, next to Jaguar Land Rover.

Occupying a prime site fronting junction 2 of the M54 motorway, Apex@54 is located immediately adjacent to the new access road leading to phase 2 of the i54 Business Park.

The 300 acre, i54 site has been attractively landscaped to include footpaths and cycle routes to create an outstanding working environment. Over 2.5 million ft² of new buildings have been built to date with some 2,700 people employed across the current businesses. Occupiers include MOOG, Atlas Copco, ISP and eurofins.



Atlas Copco

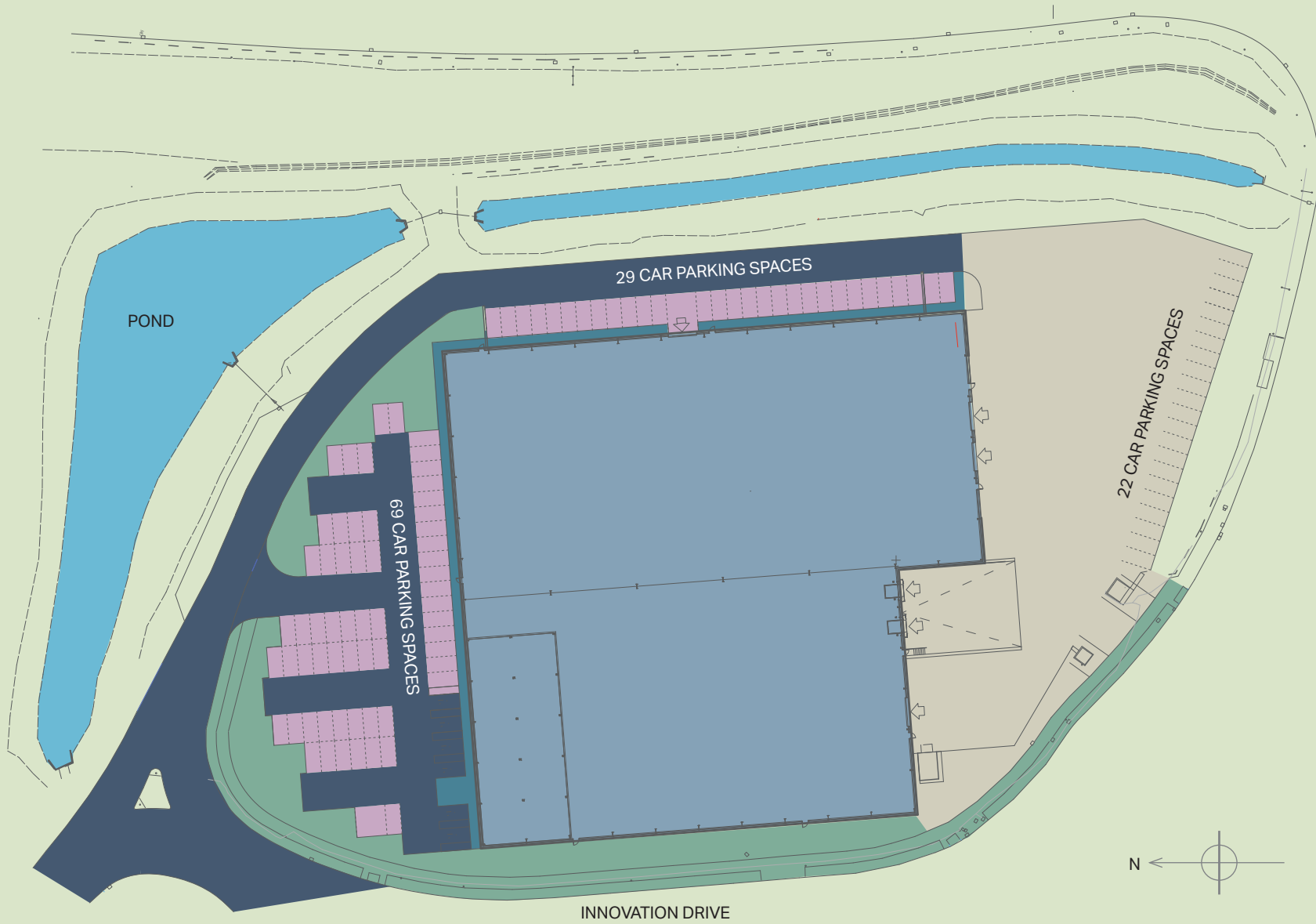
 eurofins

 ISP

MOOG



////// THE SITE



////// SPECIFICATION

Warehouse

- 12m clear internal height
- 50 kn/m² floor loading
- 1MVA power supply
- 2 dock levellers
- 4 ground level doors

Offices

- Access flooring throughout
- Comfort cooling / heating
- Lift access to all floors
- Potential expansion space to the 2nd floor

Specification

| Floor | Ft ² | m ² |
|----------------------|-----------------|-----------------|
| Warehouse | 59,892 | 5563.96 |
| Ground floor offices | 3,996 | 371.22 |
| First floor offices | 3,996 | 371 |
| | 67,884 | 6,306.41 |

Tenure

The property is available on a new lease on terms to be agreed

Service Charge

A service charge is payable to the management company established to deal with all communal areas on the i54 Business Park. Details available on request.

External

- Secure 40m deep yard
- 120 parking spaces
- 20 EV charging points
- Covered shelter for 14 cycles
- 3.4 acre site
- Roof mounted solar panels capable of providing up to 157 kWp per year

EPC rating

Energy Performance Asset Rating A – 23

Planning

Industrial and manufacturing uses (B2 of the town and country planning order)

Business Rates

Business rates are yet to be assessed. Interested parties should discuss potential rates payable with the local authority.



////// DEMOGRAPHICS



The West Midlands is the manufacturing heartland of the UK with a workforce well adapted to flexible work patterns and with a range of

production skills.

Very competitive labour, property and operational costs.



1,595,700 labour pool within a 30 minute drive time.



2,123,500 people of a working age within a 20 mile radius.

1,437,000 have qualifications above NVQ Level 2.



655,200 have a degree or equivalent qualification.



155,610 STEM course graduates from the 12 Midlands Higher Education Institutions.



94,560 STEM graduates from 7 universities within a 20 mile radius.



13,400 high technology and automotive related businesses within 1 hour of i54 employing 307,000 people.



Automotive and aerospace

advanced manufacturing and the supply chain are extensively represented in the region along with a number of local R&D centres of excellence.



Lifestyle

Situated within an environment that provides wonderful lifestyle choices including beautiful countryside, extensive housing options, excellent sports and leisure facilities.



Transport

Only 3 miles from Wolverhampton City Centre with strong public transport facilities including a dedicated bus services to and from site.



PRIME LOCATION

Sat Nav: WV9 5GA

Location

Occupying a gateway site fronting onto junction two of the M54 motorway, Apex@54 is located immediately adjacent to the new access road leading to phase 2 of the i54 Business Park.

With immediate access to M54, both the M6 and the M6 Toll Road are within easy access to the West and East Midlands conurbation and rail freight terminals in the region.

Airports

Birmingham Airport 29 miles
 Manchester Airport 65 miles
 East Midlands Airport 47 miles

Transport

3 miles from Wolverhampton city centre dedicated bus service to and from the site. A bus stop is located immediately adjacent to the property.



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