

Deliverable in
10 months
from legal
agreement



ADVANTAGE 55

@i54 BUSINESS PARK

WOLVERHAMPTON • M54 J2

TO LET

Design & Build Opportunity

up to **55,864 sq ft** (5,190 sq m)



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Advanced Manufacturing Premises

Advantage 55 offers premium infrastructure, connectivity, and workforce access for advanced manufacturing.

Flexible Design & Build



Bespoke unit available up to 55,864 sq ft (5,190 sq m) with flexible, high-spec designs tailored to industry needs.



Up to 12m clear eaves height.



High-quality specification includes low-carbon technologies and premium sustainability features as standard.

Fast-Track Delivery



Groundworks completed, infrastructure in place, and outline planning approved.



Deliverable in 10 months of legal agreement.

Infrastructure & Resources



1 MVA of power supply reserved but additional power is potentially available subject to application.



Positioned to serve diverse sectors, including automotive, aerospace, defence, life sciences, pharmaceuticals and other industrial uses.

Strategic & Proven Manufacturing Location



Located within the established i54 Business Park, a 300-acre advanced manufacturing hub in the West Midlands.



Immediate access to M54 (J2) and proximity to the M6, ensuring excellent connectivity for supply chains and logistics.



Established base for global manufacturers including Jaguar Land Rover, MOOG, ERA, and Atlas Copco, making i54 a thriving industrial location.

Skilled Workforce & Accessibility



Access to a highly skilled labour pool of 1.73 million people within a 30-minute drive, with expertise in engineering and manufacturing.



2,700 people currently employed within i54's 2.5 million sq ft of high-quality industrial buildings.



*Built for Industry,
Powered for Growth,
Connected for Success*



A PRIME LOCATION WITHIN ONE OF THE UK'S LEADING HUBS FOR ADVANCED MANUFACTURING

Located on i54 Business Park, **Advantage 55** offers direct access to J2 M54 linking directly into the wider West Midlands & National motorway network, making it one of the UK's best-connected industrial hubs. A 1.73m-strong skilled workforce is within 30 minutes, with 2,700 already employed across 2.5 million sq ft of industrial space. With a 1MVA reserved power supply, and more potentially available, it is built to support automotive, aerospace, defence, life sciences, and pharmaceutical industries and other industrial uses.



Built for Your Business

Advantage 55 offers flexible build options to suit your needs. Each building features enhanced specifications with sustainability as standard, targeting BREEAM 'Very Good' and EPC A-rating to reduce carbon emissions and resource use.

HIGH SPEC AS STANDARD



PRODUCTION FACILITY

- Steel portal frame with up to 12m clear eaves height
- Enhanced roof loading capacity to support fit-out
- FM2 floor slab with minimum 50kN/sq m loading
- Minimum 1MVA power + 300kW medium pressure gas supply
- 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

Innovation Drive

BUS STOP

Bus Shelter

35m Service Yard

119 car spaces

First floor office with ground floor reception and 'undercroft'



INDICATIVE ACCOMMODATION

| | | |
|-----------------------------|---------------------|-------------------|
| Manufacturing space | 45,424 sq ft | 4,220 sq m |
| Ground floor office/welfare | 5,220 sq ft | 485 sq m |
| First floor office | 5,220 sq ft | 485 sq m |
| Total | 55,864 sq ft | 5,190 sq m |

87m

48.5m

**3.38
ACRE**
(1.37 ha)
PLOT

FOR ALTERNATIVE LAYOUTS, CONTACT THE AGENTS.

Sustainability Measures

Developments by **London Metric** are designed to minimise carbon emissions, reduce energy consumption and enhance wellbeing for occupiers by incorporating a range of features, including:



High-performance thermal insulation to reduce heat loss.



Low air permeability for energy efficiency.



High-performance glazing to optimise light and temperature.



Roof lights to maximise natural daylight.



Air source heat pumps for low-carbon heating and cooling.



High-efficiency LED lighting throughout.



Smart control systems to manage energy use.



Water-saving sanitary-ware and taps.



Reinforced roofs for solar panel installation.



EV charging points.



LondonMetric is committed to sustainability, targeting a minimum BREEAM 'Very Good' and EPC A rating.

BREEAM[®]
VERY GOOD

A
RATING

WHAT3WORDS:



A map of the Birmingham area in the UK, highlighting motorways and toll roads. The map shows the M6, M5, M42, and M69 motorways. Key locations include Cannock, Lichfield, Tamworth, Nuneaton, Coventry, Birmingham, West Bromwich, Walsall, Wolverhampton, and Kidderminster. The M6 Toll is indicated with a toll icon. The Birmingham Airport is marked with an airplane icon. A red line segment is shown near Wolverhampton, and a red box contains the Advantage 55 logo and the text 'ADVANTAGE 55'. The bottom left corner features the text 'SAT NAV: WV9 5GA'.

PORTS

| | |
|----------------|-----------|
| Liverpool | 93 miles |
| Hull/Immingham | 137 miles |
| London Gateway | 162 miles |
| Felixstowe | 182 miles |
| Dover | 220 miles |

7.



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WOLVERHAMPTON • M54 J2

A DEVELOPMENT BY

LONDONMETRIC 
PROPERTY PLC

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