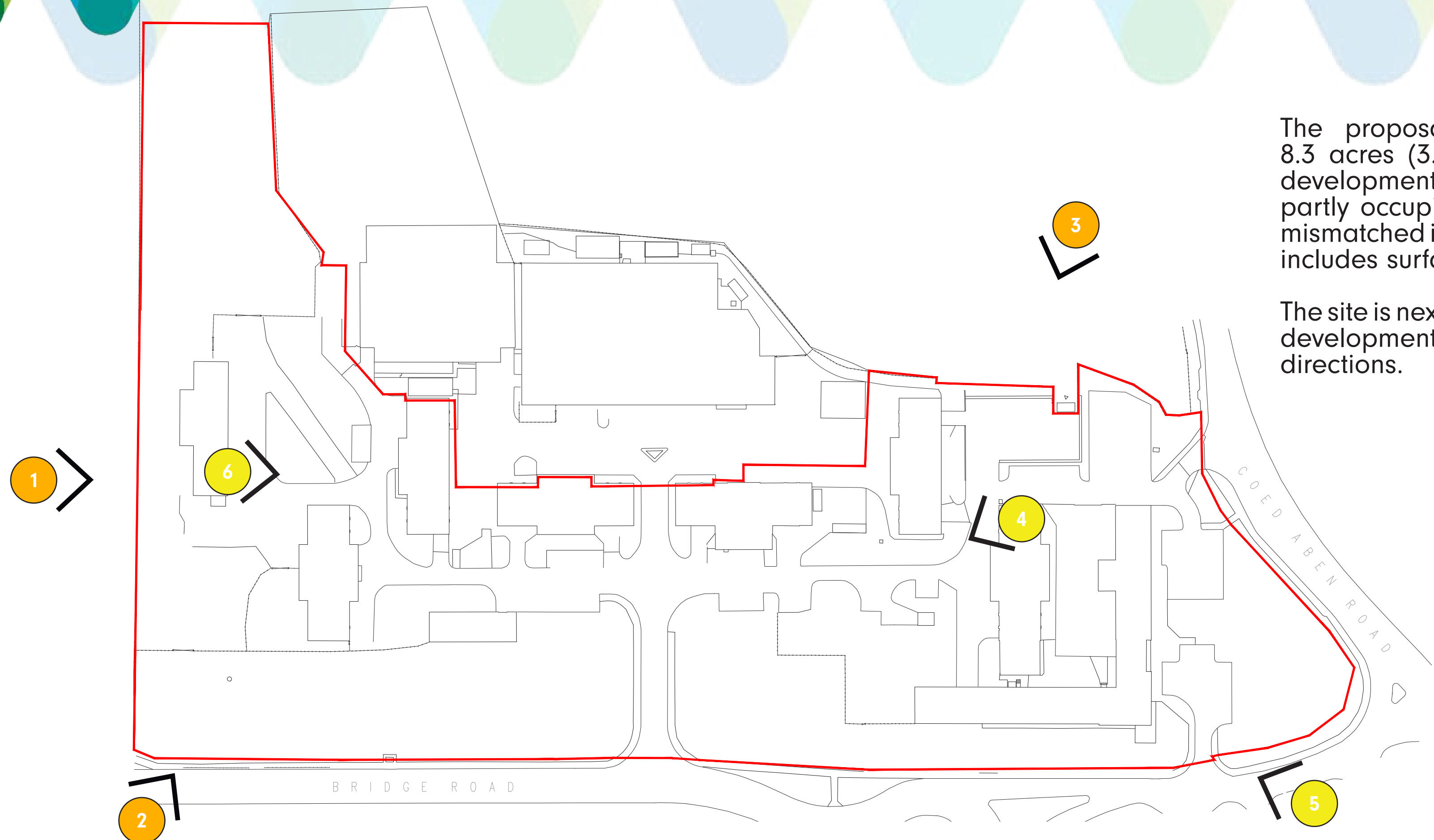




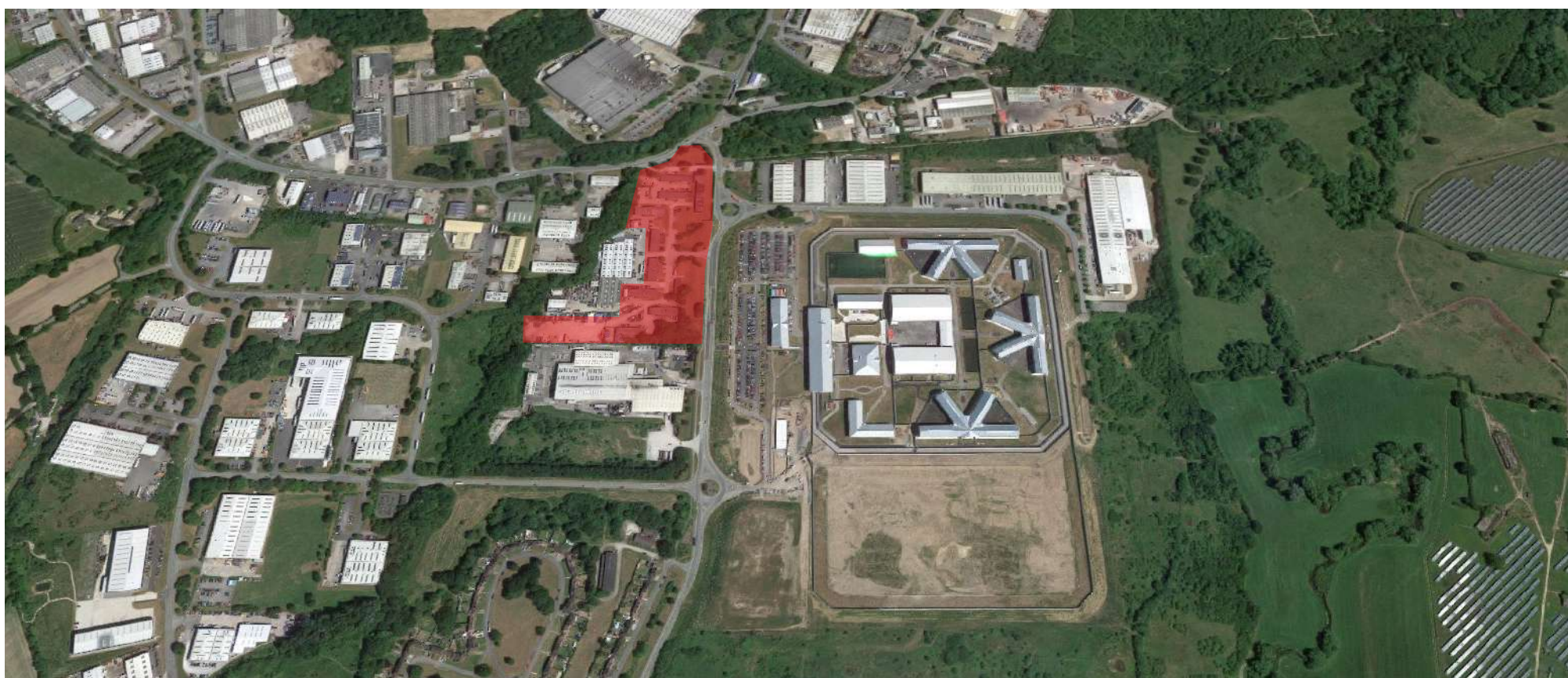
Site



The proposal site measures 8.3 acres (3.4 hectares). The development site is currently partly occupied by a group of mismatched industrial units and includes surface car parking.

The site is next to other industrial developments in all immediate directions.

Existing Aerial Views



View 01



View 02



View 03

Existing Site Views



View 04



View 05



View 06



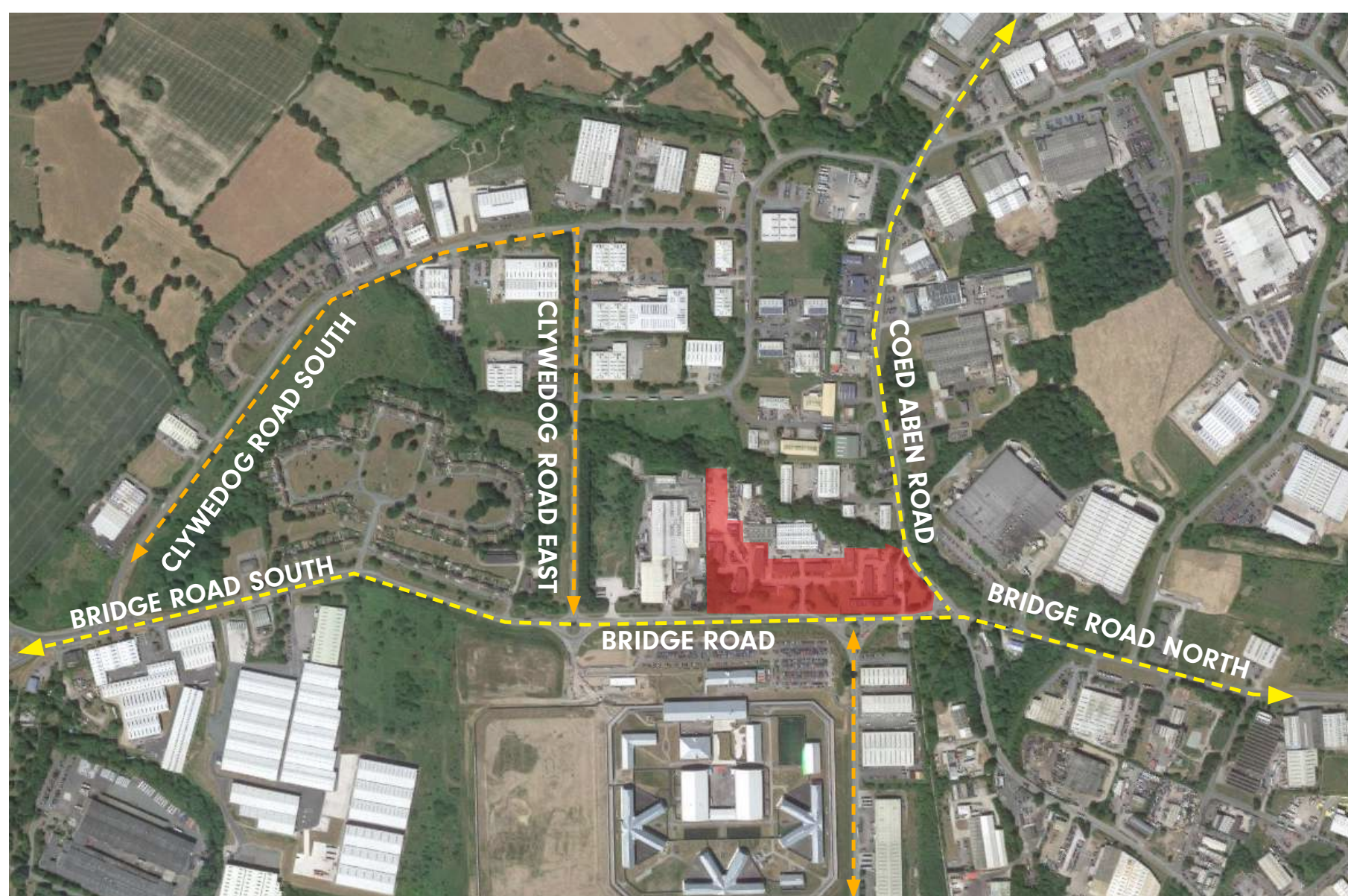
WREXHAM



Site Context



- 1 Industrial 2 Farm Land 3 Woodland 4 Residential ← Wrexham Town Centre and Train Station



Vehicular Connections

The site is within the vicinity of the A525, B1530 and the A534 (Wrexham Road).

Access to the site is currently located to the South East via Bridge Road.

- Site Boundary
Primary Vehicular Route
Secondary Vehicular Route



Pedestrian Connections

The site is centrally located within Wrexham Industrial Estate and easily accessible by numerous roads and footpaths to businesses and homes. The two primary dedicated pedestrian footways leading to the site are along Bridge Road, running from the existing bus stops on either side of the site and down Coed Aben Road to the North.

- Site Boundary
Primary Pedestrian Route
Secondary Pedestrian Route



WREXHAM



Design Proposal

The proposal is for redevelopment of old industrial and commercial units to create a modern business park comprising 8 main blocks (Blocks C – J) in a range of sizes suitable for light and general industry, warehousing and a small proportion of commercial uses. Block B (retail uses) will be retained and renovated to continue to provide 6 units in a mix of retail, food & drink uses as it does now, supporting the wider industrial estate users. Block A is a potential additional food & drink unit, but will be subject to a future planning application if it is brought forward. Access to the development will remain through the existing access roads from Coed Aben Road and Bridge Road.

In total, the proposal will deliver approximately 10,300 sqm of new industrial floorspace, (gross internal area), across Blocks C-J, and 670 sqm of renovation of existing floorspace in Block B. Alongside the built development will be dedicated service / yard areas for each unit, parking for up to 246 vehicles (including 26 accessible and 6 EV charging spaces), landscaping, sustainable urban drainage system and other infrastructure / utilities.



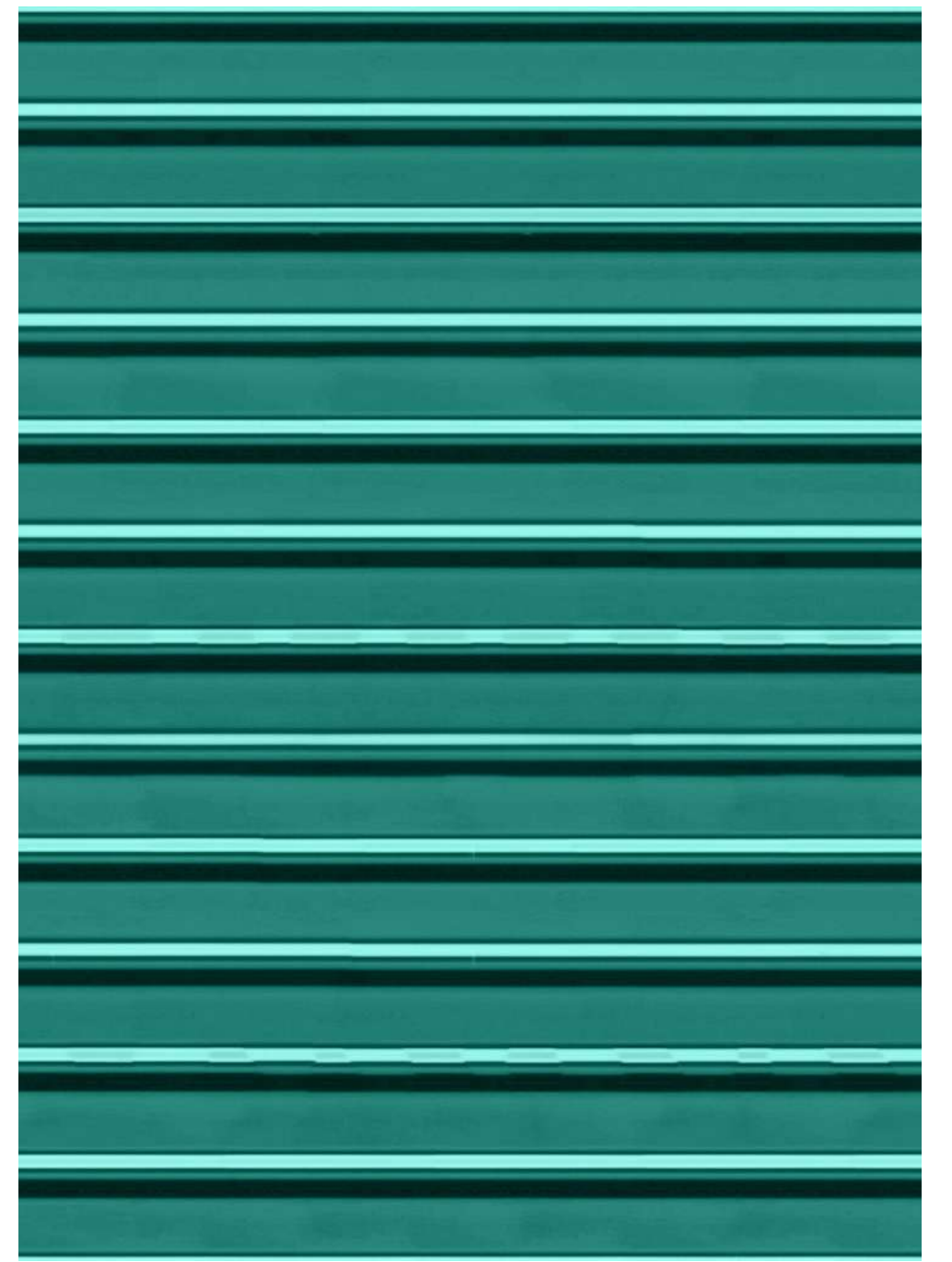
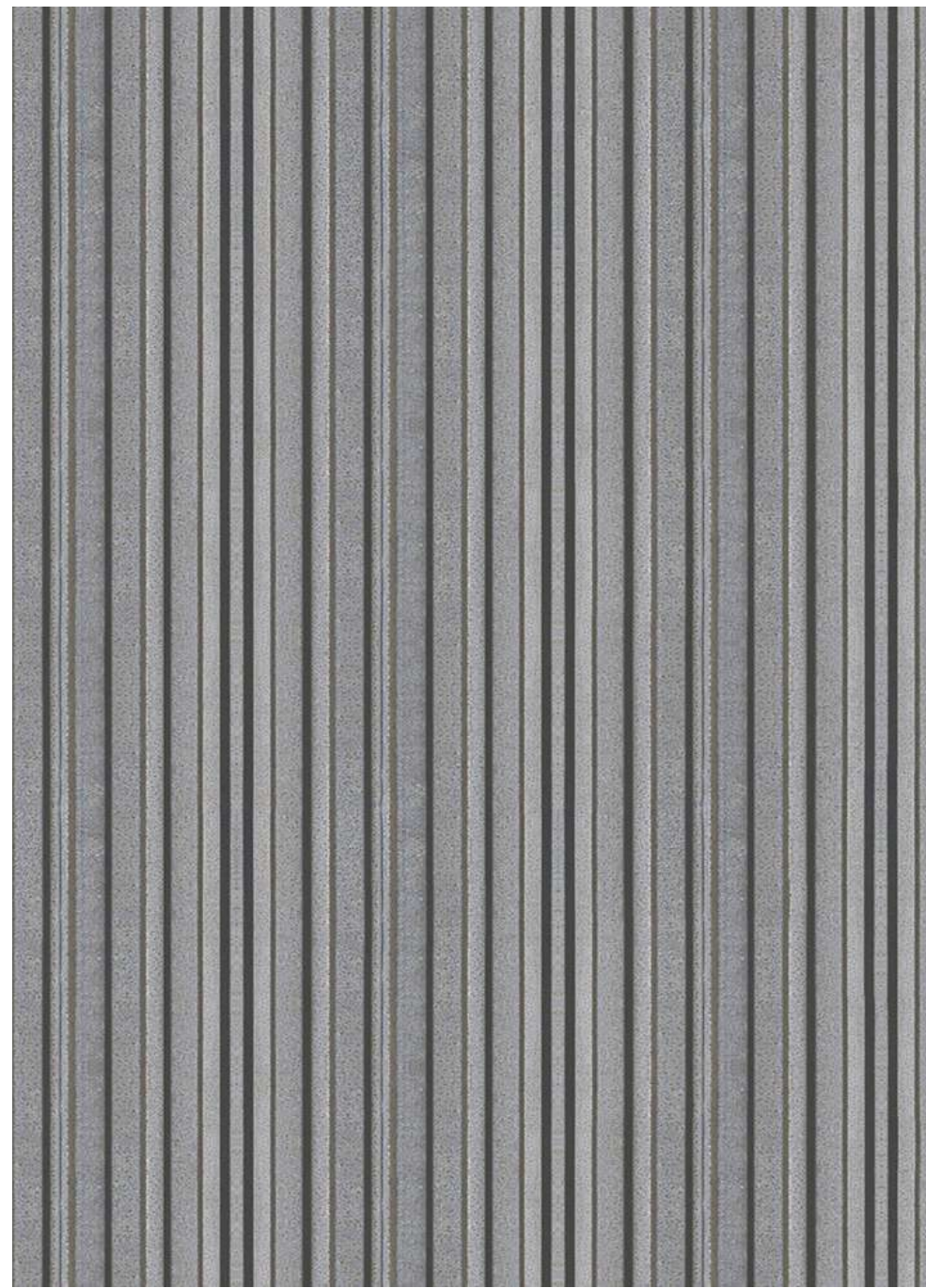
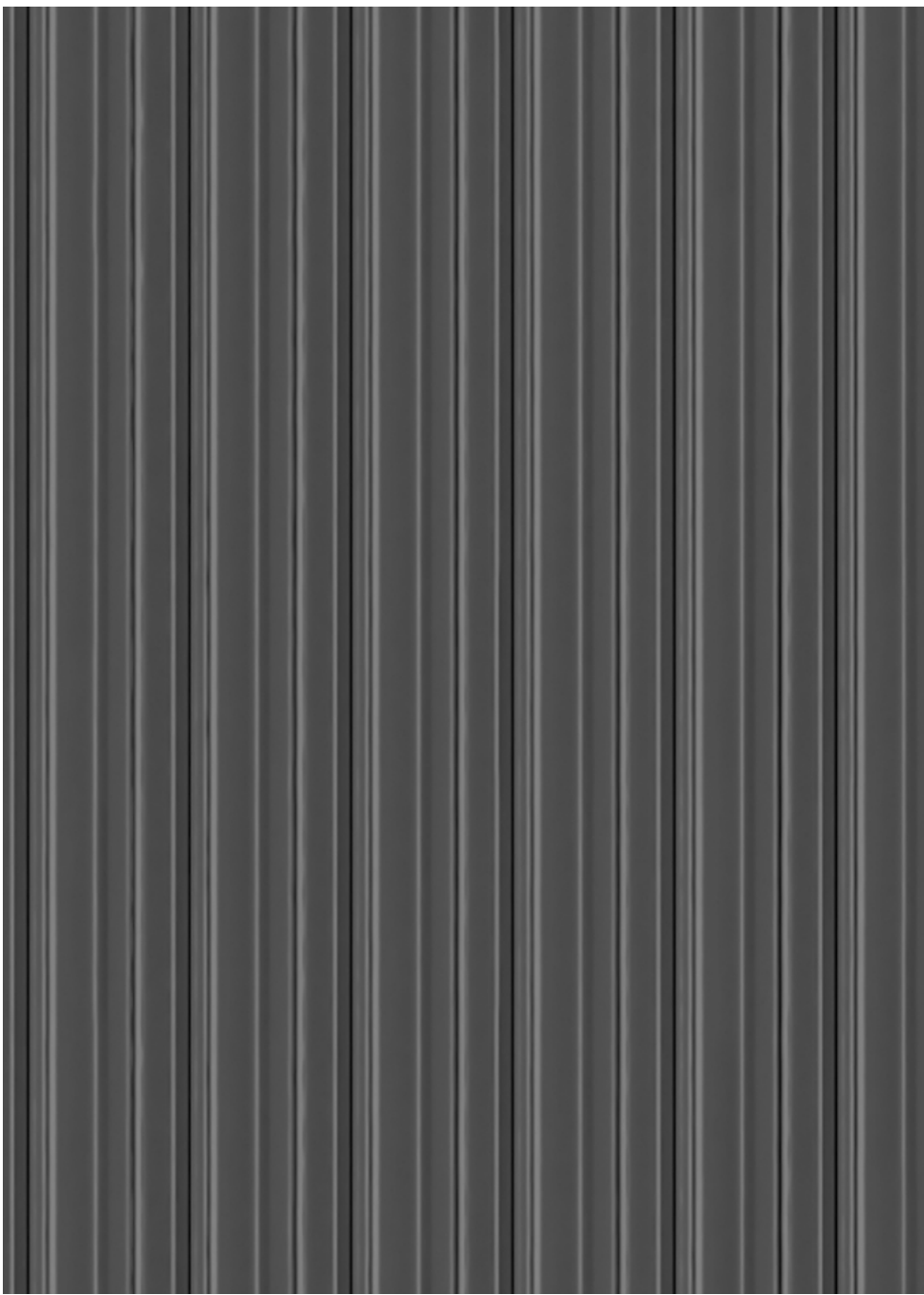
Illustrative CGI



WREXHAM



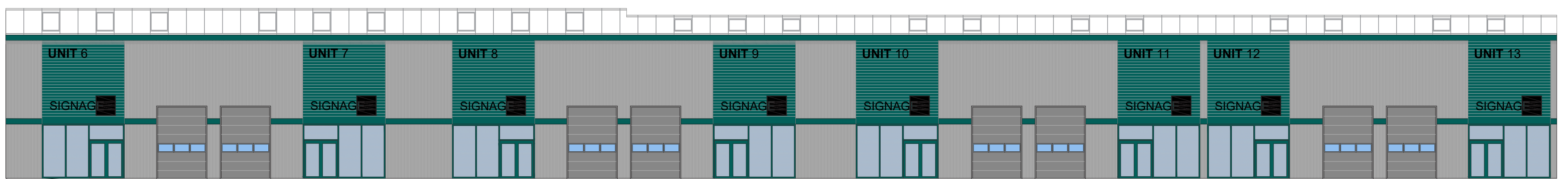
Design



Precedent Images

The materials chosen are designed to create a uniform but unique aesthetic across the site with contrasting cladding colours to distinguish unit entrances and differentiate between the main body of the buildings and the service delivery points.

Accent colours will be chosen to match the site branding strategy.



Typical Unit Elevation



Illustrative CGI



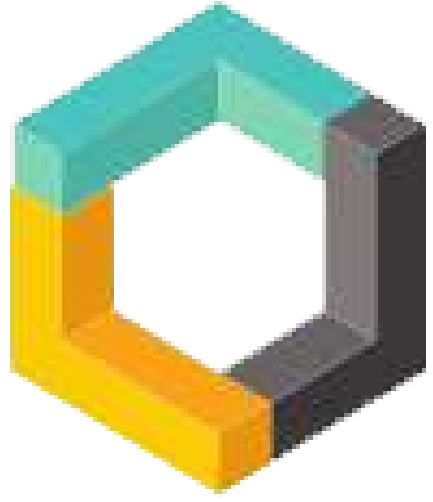
Illustrative CGI



WREXHAM



The Team



FI REAL ESTATE
MANAGEMENT

FI Real Estate Management

FIREM was established almost 40 years ago and is a specialist property investment, property management and property development company operating through the UK in all sectors.

The business currently owns and manages over 10M sq ft of commercial property and is involved in promoting several major development projects, many for mixed uses, but most in the employment and commercial sectors.

The business knows all the problems, pitfalls and requirements that can either enhance or erode value in the property sector and it is this experience that makes its approach so different to other similar organisations and which has brought it continuing success over the years it has been operating.

The business is analytical, farsighted, decisive and creative and there are few situations that phase, confound or defeat it when it comes to commercial real estate in any sector in the UK.

**MC
AU**

MCAU are a multi-faceted design consultancy who operate within the traditional boundaries of architecture and urbanism.

MCAU have in depth experience across all sectors and all forms of Industrial, residential, commercial and heritage buildings.



Plan Red is a newly created niche planning consultancy set up by John Francis and Richard Purser that acts for mainly private sector clients operating in the field of property development including major mixed use, commercial, retail and residential developments throughout the UK from its base in Manchester.



WREXHAM