

i9

**Interchange Wolverhampton**

**Revitalising the City, Interchange is a major regeneration project being undertaken by the City of Wolverhampton Council alongside Ion Developments. Providing a first class arrival experience as a result of this dramatic new development, which links the new Wolverhampton train station to the City's civic core.**

Comprising **500,000 sq ft** of commercial space. Interchange will provide modern office accommodation together with high quality public realm whilst recent transport infrastructure improvements provide the perfect business environment. Incorporating the latest green technology, Interchange delivers low energy use, low resource, sustainable buildings to minimise the impact on the environment.

Alter your  
**Perspective**





**Glenn Howells designed i9 as the third building in the Interchange masterplan to be delivered following on from i10 and i11.**

The scheme occupies a prime location on Railway Drive, strategically positioned in close proximity to the city's redeveloped train station, the development has already captured the imagination of the city.

**i9** will deliver up to **43,546 sq ft** of Grade A office accommodation whilst a further **5,630 sq ft** of retail & leisure space across three units are also available on the ground floor, although these units could also be provided as office accommodation if required.

The red-brick facade of **i9** pays homage to the industrial characteristics from Wolverhampton's Victorian architecture which can be seen in the nearby Chubb Building and Prince Albert Public House. Quality architecture with a purpose is at the heart of this regeneration scheme.

Whilst the top floor of the building benefits from a south facing roof terrace which provides amenity space for tenants with views across the city.

Established for

# Business



**Responding to companies constant battles to acquire the strongest work force, i9 offers exciting statement space using inspired contemporary design.**

The striking reception at **i9** will provide the perfect arrival experience for both staff and guests visiting the building. Whilst the concierge receptionists will be on hand to assist occupiers providing a range of services throughout the working day.



A warm  
**Welcome**

# View

From the top



**The fourth floor comprises full height glazed office space offering views across the city. A private terrace located on the South West corner of the building is for the exclusive use of the occupier of this floor.**

A 4m high brickwork colonade extends around the perimeter of the building, maintaining the strong form of the building, whilst creating a defined top with depth and interest to the upper-most level.

A 1.2m wide walkway wraps the perimeter of the glazed pavilion for access and maintenance. The floor plate has been designed to a 1.5m planning grid and can be sub-divided for 2 separate tenants. A private roof terrace is located on the South West corner for exclusive use by the tenant of this floor.



**From its position near the centre of the country, Wolverhampton is ideally situated to allow business' and people in the City and wider region to better connect with the places they do business, work, shop and relax.**

The recently upgraded transport facilities and connectivity provide this new office development with easy access to major national destinations such as Birmingham, London, Manchester and Glasgow via mainline train services, the M6, M5, M42 and national motorway network along with international travel through Birmingham, Manchester and Liverpool Airports.

The new train station only enhances the visitor experience making the gateway to the City a far better option.

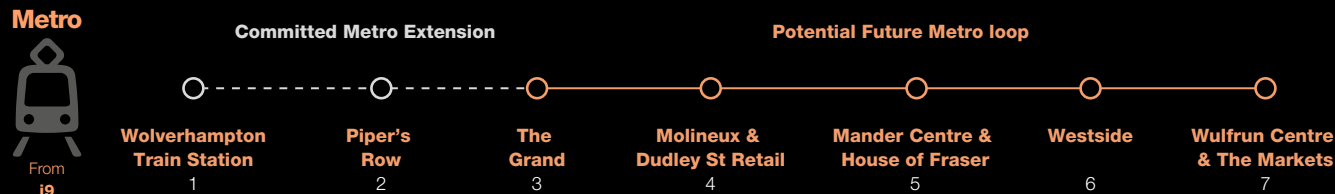
# Front & Centre



# Travel Times

**i9 is well served by the existing public transport facilities within the city centre and has excellent connections to the rest of the city and the wider region.**

The City of Wolverhampton is already one of the best rail connected locations in the West Midlands, with a principal railway station on the West Coast Main Line providing regular services to regional and national destinations, including the financial services in Birmingham City Centre.





# Available Space

i9 will consist of flexible commercial uses at Lower Ground and ground floor with office accommodation above.

**Total**

**43,546** sq ft

4,046 sq m

**9,745** sq ft

905 sq m

4

**9,835** sq ft

914 sq m

3

**9,835** sq ft

914 sq m

2

**9,835** sq ft

914 sq m

1

**4,295** sq ft

399 sq m

G

**x20** Cycle Spaces



4  
3  
2  
1  
G

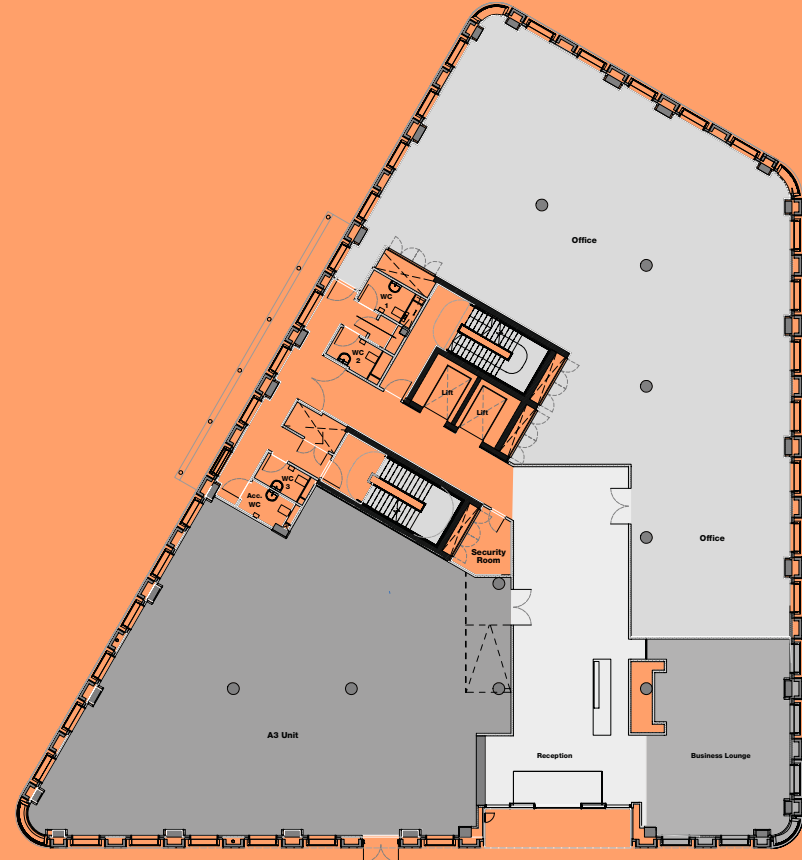
Areas given on this schedule are indicative, a specialist surveyor should be engaged if definitive areas are required. Areas measured in accordance with "International Property Measurement Standards: Office Buildings" (Nov 2014). All areas measured to 'dominant' face of wall/column at 1000mm above FFL. All measurements have been taken in CAD software in m2 (sq ft are provide only where specifically labelled). Conversion to sq ft is achieved by multiplying m2 by 10.764. Figures exclude basements / basement cores and undercroft parking unless stated. Figures exclude plant unless stated.



# Best laid Plans

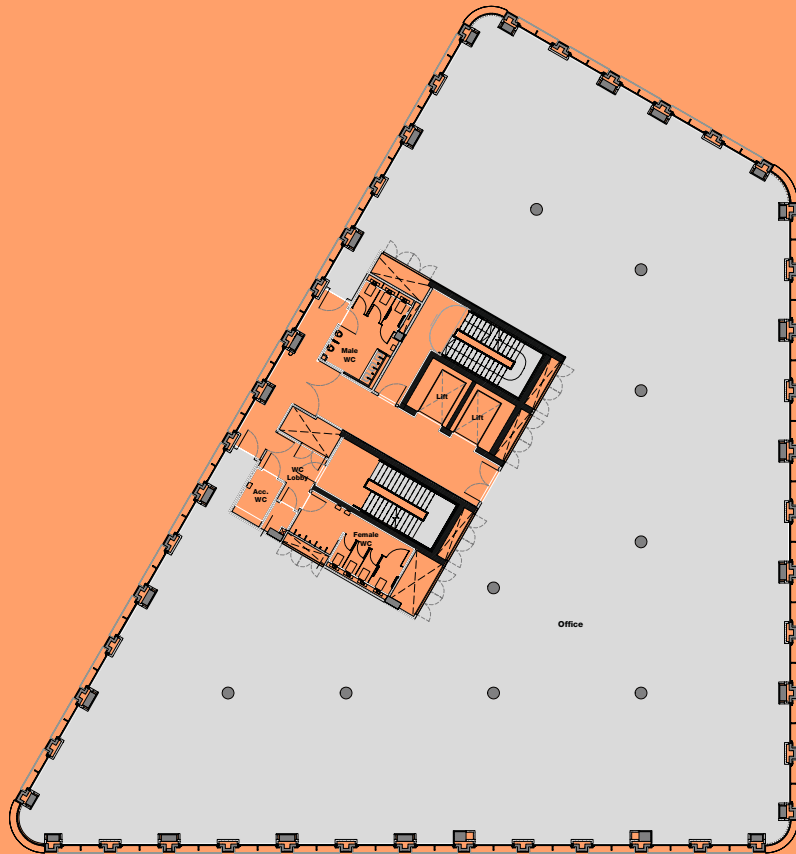


Floors **LG** 2,188 sq ft  
203 sq m

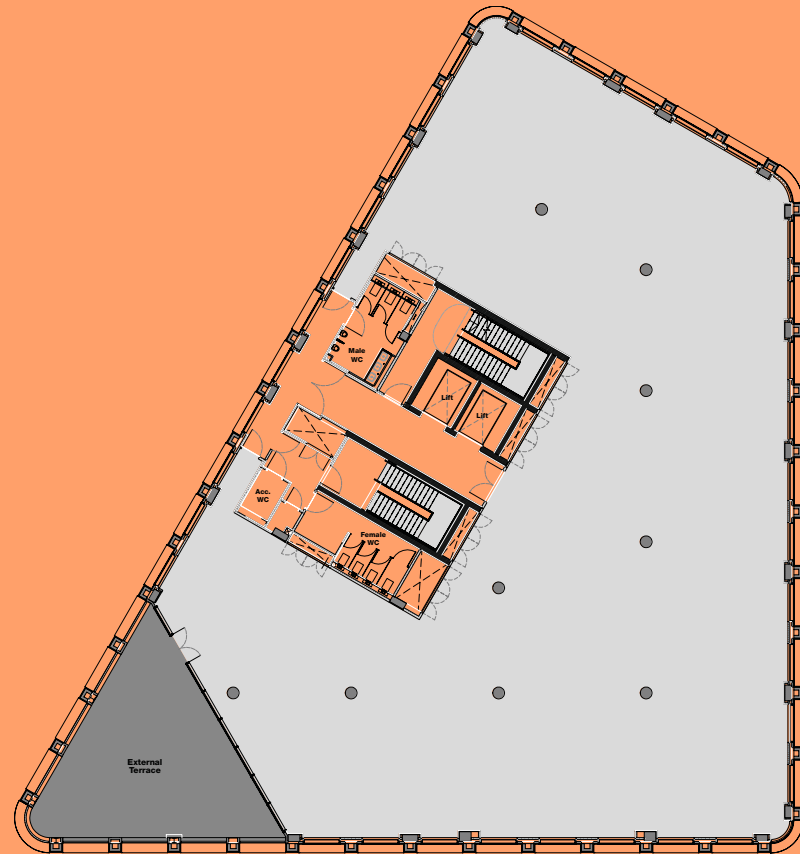


Floor **G** 4,295 sq ft  
399 sq m

# Best laid Plans



Floors **1.2.3** 9,835 sq ft  
914 sq m



Floor **4** 9,745 sq ft  
905 sq m



# Highly Specified

## Floors & Ceilings

- 150mm raised access floor
- 2.9m minimum floor to ceiling height within the offices
- 3.5m (LG) & 4.0m (G) to underside of structure within retail areas
- 600x600mm ceiling tiles

## Landscaping

- Paved terrace area on 4th floor
- New trees, planted areas, timber benches, cycle hoops.

## Electrical Services

- Lighting: Offices 400-450 lux
- Lighting control system
- Daylight dimming

## Lifts

- 2 x 21-person passenger lifts
- 1600 kg lifts

## Sustainability

- **BREEAM** target rating: "Excellent"
- EPC target rating: "B"

## WC & Showers

- Male, female & accessible WC's on each floor
- Male & female shower & changing facilities on lower ground floor.

## Mechanical Services

- VRF system
- Internal design conditions
- 24°C + 2°C (summer)
- 22°C + 2°C (winter)

## Cycle Parking

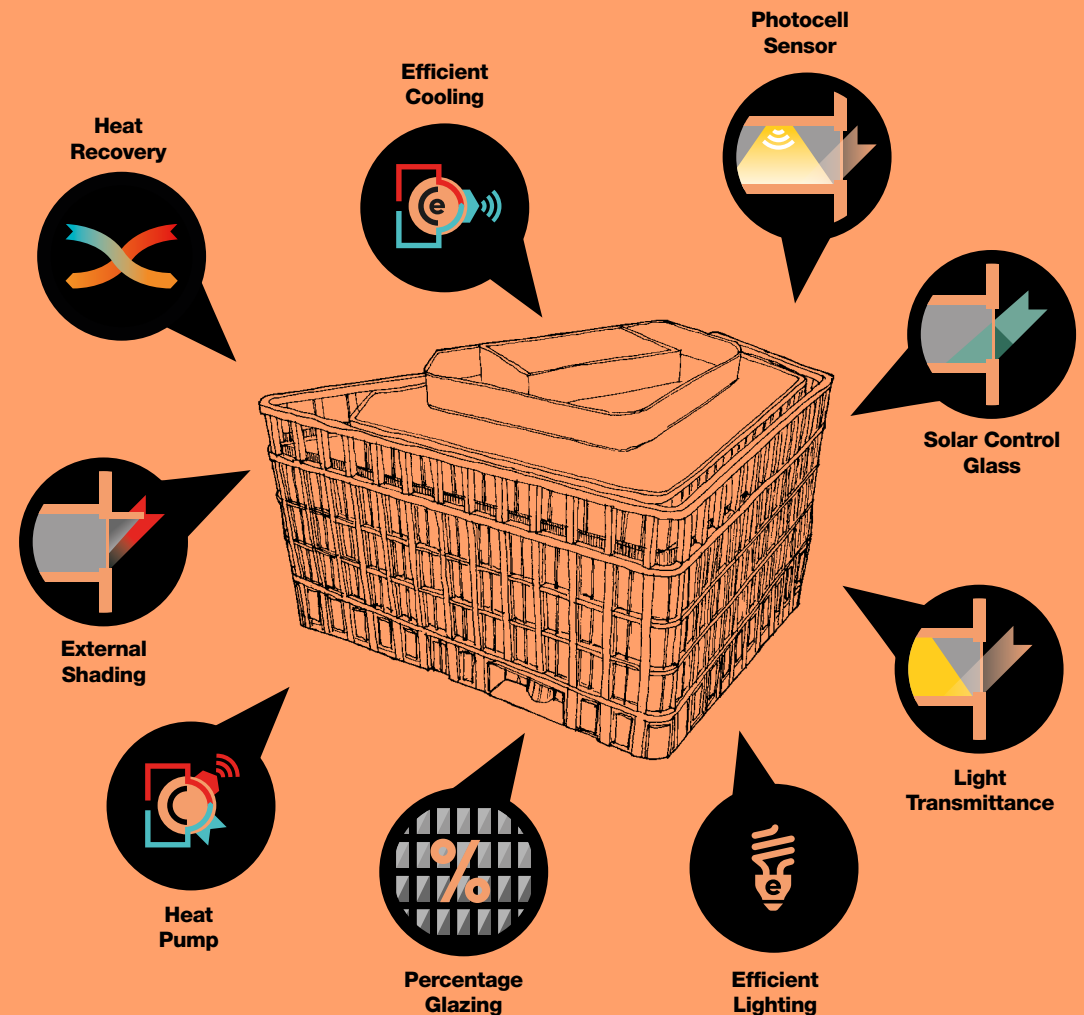
- 20 cycle spaces on Lower Ground Floor
- 6 cycle spaces externally.

## Connectivity

- Wirescore target rating: Gold

## Façade

- Brick faced precast concrete cladding
- High performance solar control glazing
- 350mm deep brick reveals
- Extruded aluminium fin to each window providing additional shading.



# All about the Details

## Holistic approach to Sustainability

Energy efficiency has been integral to the design process, from controlling the solar gain through passive measures to incorporating low and zero carbon technologies to reduce day to day emissions. This is demonstrated through a commitment to achieve a **BREEAM** 'Excellent' rating.

The team firmly believe that sustainable development is the holistic approach and ongoing commitment to reducing the total impact of a development on the environment and community.

The social and economic factors surrounding a development are as important as the natural resource and environmental factors. Transport links, employment, access and community inclusion are as important as reducing carbon, water usage and enhancing local ecology. The ongoing impact of a development can be well in excess of the initial construction impact, so a non capital, cost-focused initial approach and ongoing commitment from the building users are essential.

This site has specifically been chosen for **i9** due to its links to the public transport network with Wolverhampton Train Station, Bus Station and Metrolink located in close proximity as well as access to an excellent wider public transport network.

## Heating & Cooling

The external envelope of the building will be sealed to minimise air leakage, therefore windows will not be openable. Fresh air will be provided by mechanical means, and the heating and cooling will operate via a four-pipe fan coil system, which uses hot and chilled water to efficiently regulate the air temperature for optimum occupant comfort.

In addition to external shading provided by the deep facade profile and high performance glazing, internal blinds will be used to provide another layer of solar control and prevent glare for occupants, reducing the loading on the mechanical system.



## Façade

From the earliest stages of development, this classical approach has been used so that the building fits within the street scape alongside its historic counterparts.



## External Lighting

**i9** does not only seek to have an imaginative and memorable impact on the City skyline but also to provide an appearance that is appropriate for its context.



## Signage Strategy

A high quality signage strategy will be developed that will meet the requirements of the building, whilst befitting the scheme and surrounding context.



# Completely Wired

## Best in class connectivity

This means a building will be best in class across all features of connectivity that matter most to tenants: service providers in the area, redundancy and resiliency of telecom infrastructure, ease of installation and capacity to readily support new telecom services.

The building will be able to support current and future tenants with the most stringent technology requirements.

## Reliable connectivity

This means the development has committed to investing in reliable, resilient site-wide infrastructure ensuring that tenants will receive a superior connectivity offering.

## Resilient infrastructure

This means there will be diverse intakes into the building to reduce any single point of failure and diverse pathways to reduce the likelihood of an interrupted connection. Diverse risers then enable tenants to run diverse routes to their demise to create further resiliency and again help remove any single point of failure for the comms cabling routes.

## Tenant flexibility

It ensures that tenants have flexibility with a choice of fibre providers so they can choose and negotiate the service that best suits their connectivity without compromising the speed they require.



## Future proofed

It ensures that the infrastructure in the building has capacity to install future technical requirements and enough available space to accommodate future communication cabling installations. This future tenants flexibility should they need to bring a new provider into the building and means the building will be fit for purpose in years to come.



# Detailed Finish

- 4 Reception  
User Experience  
Lab
- 3 Tech Bar  
Wellness Centre
- 2 Cafe  
Team Games
- 1 Training Rooms  
Multi Faith  
Room





## Interchange & Commercial

# Gateway

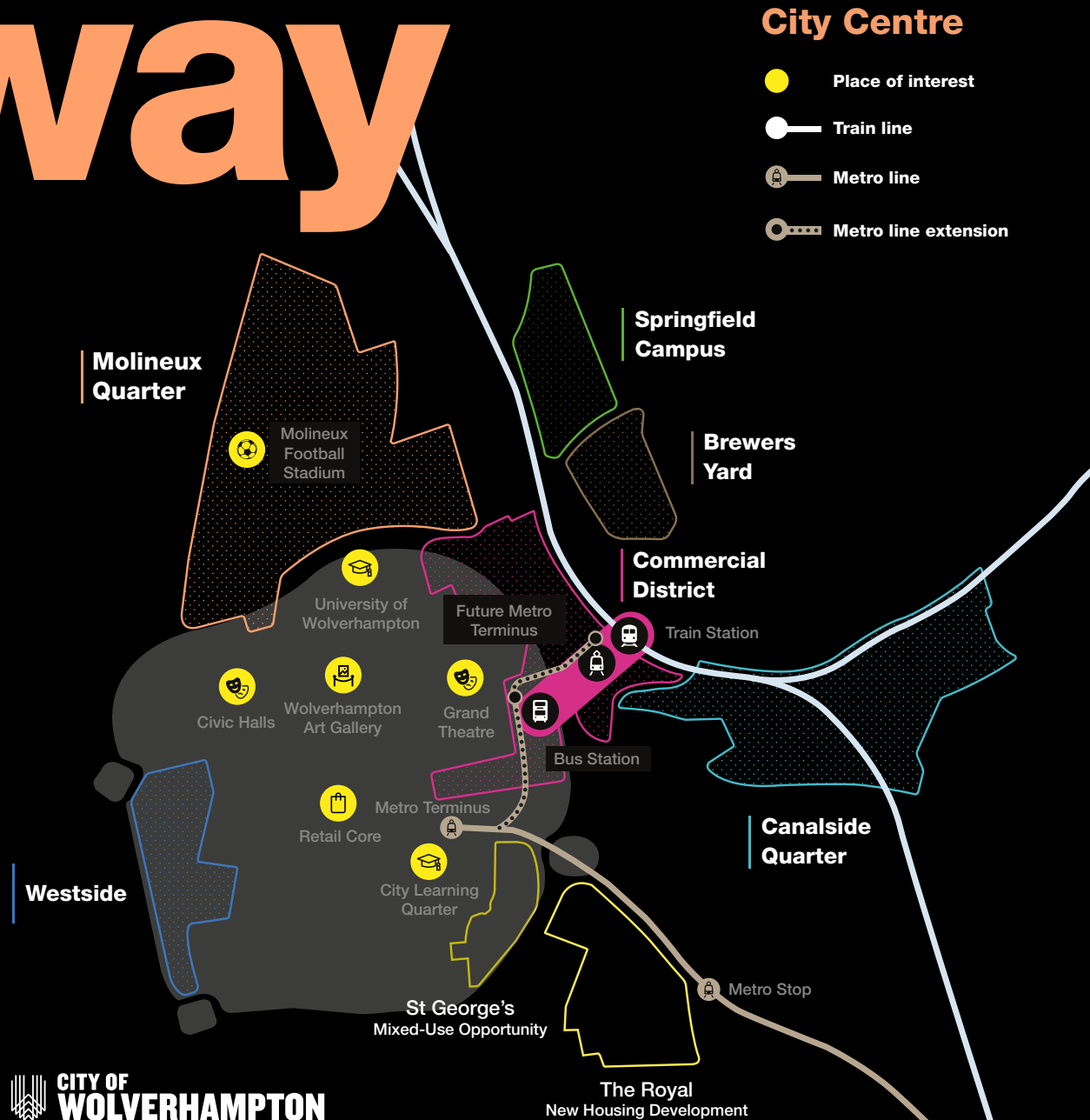
**The vision for the Interchange is to create a compact and connected series of office schemes in the immediate vicinity of the city's new integrated transport hub.**

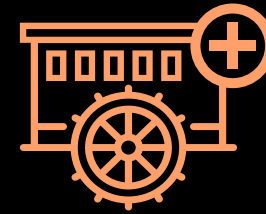
As the commercial office market has moved away from car dependent locations, there is a real premium on sites around major public transport hubs. These locations provide company employees an option to use public transport, give businesses greater access to people under the age of 30 who increasingly don't have driving licences and offer employers access to a much greater range of potential employees via local and national rail commuting.

Staff also prefer to work in locations with good access to amenities and places to go at lunch time and after work. A range of retail, restaurants, bars and cafés have been established in the first phases of the Interchange scheme, with more attracted as it develops.

The site is also within a five minute walk of the City Centre's retail core, complemented by a range of alternative bars and cafés whose presence is driven by the city's burgeoning student population.

There is a clear vision for how the next phases of the Interchange scheme will come together. The blending of historic buildings and canal frontages with modern office schemes in a connected location, to create a unique and distinct business location.





## The Steam Mill Site

This is the site of a former Grade II listed Steam Mill building which was demolished in 2015. It has been acquired by ION as a further opportunity for the delivery of new office and/ or other commercial space as part of the Interchange scheme. The site is located next to the newly completed station multi-storey car park, set-down area and a planned new metro extension stop which opened in 2019.

*The proposed Steam Mill Site with views over the canal*





## Connectivity planning

The ongoing programme of improvements underway and planned for Wolverhampton City Centre will have significant impact upon its success, creating a truly connected place that is easily and quickly accessible by all modes of transport.

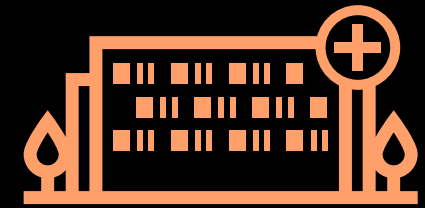
This investment will present the City as a key destination to neighbouring regions, as well as improving links to major cities such as Birmingham, Manchester and London.







*The proposed Banana Yard and Sack Works leisure site*



## Banana Yard and Broad Street Basin

The completion of the new Train Station building, Metro extension and related public realm works to the station approach will complement this development opportunity. It has potential to accommodate a mix of commercial uses including leisure (potentially a hotel), offices and ancillary retail. The site has direct canal frontage and includes attractive heritage assets, notably the Grade II listed Broad Street Warehouse overlooking the basin.







**AWARD WINNING**  
**GRADE A OFFICE SPACE**  
 The prestigious £10.4m **i10** building



**4.4b**  
**INVESTMENT IN THE CITY**  
 now or planned



**1m** sq ft  
 potential for new office space over the next **10 years**



**80,000** sq ft  
**OF OFFICE SPACE** already delivered at **INTERCHANGE**



**1.73m**  
**PEOPLE WITHIN A 30 MIN DRIVE**  
 OF THE CITY CENTRE



**10,000**  
**NEW HOMES PLANNED**



**RANKED TOP 5 UNIVERSITY**  
 for employability



**5G & FULL FIBRE**  
 connectivity  
 UK'S first test bed




**£150m**  
 Interchange **PHASE 1** COMPLETE

**4.4b**  
 reasons to relocate your business to the City of Wolverhampton.

**i9** will improve the ability of people in Wolverhampton and the wider region to better connect with the places in which they work, do business, shop and relax.



**IN TOP 10 UK GROWTH AREAS**  
 Showing cross value added growth



**CITY OF WOLVERHAMPTON COLLEGE**  
**No.1** in the W'Mids for 16-18 achievement rate



**7,500**  
**PARKING SPACES** additionally across the **City Centre**



**422%**  
**INCREASE IN BUSINESS START-UPS**



All Enquiries



Jamie Phillips

**0121 233 6403**

[jamie.phillips@knightfrank.com](mailto:jamie.phillips@knightfrank.com)

William Higgins

**0121 233 6448**

[williamhiggins@knightfrank.com](mailto:williamhiggins@knightfrank.com)