

# MUCKLOW PARK | **i54**

Existing occupiers include



MOOG

eurofins



ERA

Atlas Copco

**TO LET**  
**ADVANCED MANUFACTURING UNITS**  
50,000 to 160,000 sq ft (4,645 to 14,864 sq m)

[www.mucklowparki54.com](http://www.mucklowparki54.com)

- Premier advanced manufacturing location
- Enterprise Zone status
- Large local workforce with engineering experience
- Direct access to motorway network

**Fast track delivery of bespoke units**





## AN ADVANCED MANUFACTURING HUB

i54 South Staffordshire is a 239 acre (97 hectare) business park occupying a prime location in the centre of the UK within the Black Country Enterprise Zone. Its position adjacent to the M54 motorway and its own dedicated access to Junction 2, make it one of the best connected and most central hubs for advanced manufacturing in the UK.

It is already home to a number of leading manufacturers and has been the focus of huge investment from Jaguar Land Rover as it consolidates its plans for growth in the West Midlands, building on the expertise in the UK's traditional manufacturing heartland.

Mucklow Park i54 comprises a prominent 15 acre (6 hectare) site located at the gateway to the wider i54 scheme and is ready for immediate development. The first building is now complete and the site can accommodate a further 230,000 sq ft in buildings up to 160,000 sq ft. With outline planning already in place bespoke buildings can be provided within 12 months of agreement with an occupier.

Aside from unrivalled transport links, Mucklow Park i54 benefits from superfast broadband for the best digital connectivity and will appeal to occupiers from sectors including automotive, aerospace, defence and pharmaceuticals.



MOOG



## THE BLACK COUNTRY ENTERPRISE ZONE

The Black County Enterprise Zone is led by the Black Country Local Enterprise Partnership Board (LEP). It offers exceptional opportunities in a region dedicated to maintaining commercial excellence and to becoming one of the leading business locations in the UK.

To find out more about the full range of benefits on offer at Mucklow Park i54, contact the LEP visit [www.blackcountrylep.co.uk](http://www.blackcountrylep.co.uk)

*As one of the UK's leading supply chain centres, the central location of the Black Country, alongside unbeatable connectivity, an established infrastructure and fast-track planning, makes it a perfect location for business to thrive.*

## WHY i54?

*"We wanted a cost effective, world-class manufacturing facility for our world-class business - we looked at existing and new build property solutions across the Midlands region and Mucklow Park i54 met all of our objectives"*

**David Jones**

General Manager, Atlas Copco - Bolt Tightening Solutions







← Telford

M54

M54

M6 →

J2



Atlas Copco

ERA



eurofins

MOOG

# THE WEST MIDLANDS: THE HEART OF BRITISH MANUFACTURING

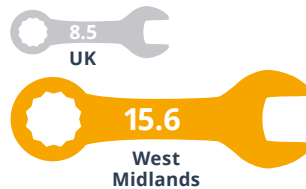
i54 is prospering as part of the wider West Midlands 'Renaissance' which has seen foreign direct investment in the region reach the highest level in over a decade and exports soaring to £33.7bn for the year ending March 2018. This represents a growth rate of 7.6 per cent – outstripping the national average of 6.5 per cent. In other words, the West Midlands is the beating heart of British manufacturing.

The region's access to global markets requires excellent connectivity and the prime location occupied by Mucklow Park i54 provides this. It plugs directly into the national motorway network at a point that brings the ports of Liverpool in the north and Bristol in the south both within a 2 hour drive. Wolverhampton city centre is a 10 minute drive from the site and just an hour and half from London via rail. Birmingham airport is just over 30 minutes away.

\* Sources: The Guardian/Thebusinessdesk.com



## Percentage of workforce employed in manufacturing



**43%  
NVQ3+**

## Flight times from Birmingham airport

Amsterdam	1 hr 15 mins
Paris	1 hr 25 mins
Frankfurt	1 hr 35 mins
Milan	2 hrs
Dubai	7 hrs 5 mins
Delhi	8 hrs 30mins

## Percentage of workforce in 'Skilled Trade' occupations



## Port access from i54

Liverpool/Ellesmere	63 miles
Bristol	99 miles
Felixstowe	174 miles
Folkestone	195 miles
Harwich	172 miles
Hull/Immingham	128 miles
Southampton	138 miles
London Gateway	157 miles

# TRAINING TOMORROW'S INNOVATORS



There are over 3 million people of working age within a 20 mile radius of i54. Of these, over 2.7 million have qualifications above NVQ level 2 and 24% have a degree or equivalent qualification. The West Midlands is the manufacturing heartland of the UK economy. This brings with it a workforce well adapted to flexible working and with a wide ranging set of production skills.

The West Midlands has 10 Universities, 8 Science Parks and 2 of the UK's top 5 business schools. There are 16 Higher Education Institutions (HEI), 14 of which are represented as members of the 'Deans of Engineering & Technology Alliance'. These HEIs provide approximately 13,400 graduates per annum in Engineering and Technology related subjects.

Several schools are running programmes to encourage children towards a career in advanced manufacturing. JCB is a pioneer in this field having opened their own academy. The academy is sponsored by JCB who work closely with other business including Bentley Motors, Rolls Royce and Network Rail to provide the students with a unique curriculum embedded in real industrial practice.

HEIs are matching engineering and technology students with the needs of industry to allow you to have a workforce that meets your needs and has a strong incentive to succeed. The colleges will actively help you find the ideal candidates for each job – giving you the pick of the bunch to interview.

# INDICATIVE MASTERPLAN

The site can offer a range of buildings from 50,000 sq ft to 160,000 sq ft.

## Mucklow Park i54 offers occupiers:

**A high profile location** - the site is situated right at the front of the business park and each self-contained building will benefit from prominence to the road network.

**Bespoke production facilities** - Mucklow and its professional team will work with occupiers to optimise the building design (and fit-out if required) to suit exact requirements.

**Top quality buildings** - Mucklow is one of the longest established Midlands developers and we take great pride in delivering high quality buildings for our tenants.

**Speed of delivery** - the site is immediately ready for development and has outline planning consent for manufacturing uses leading to delivery times of 12 months.

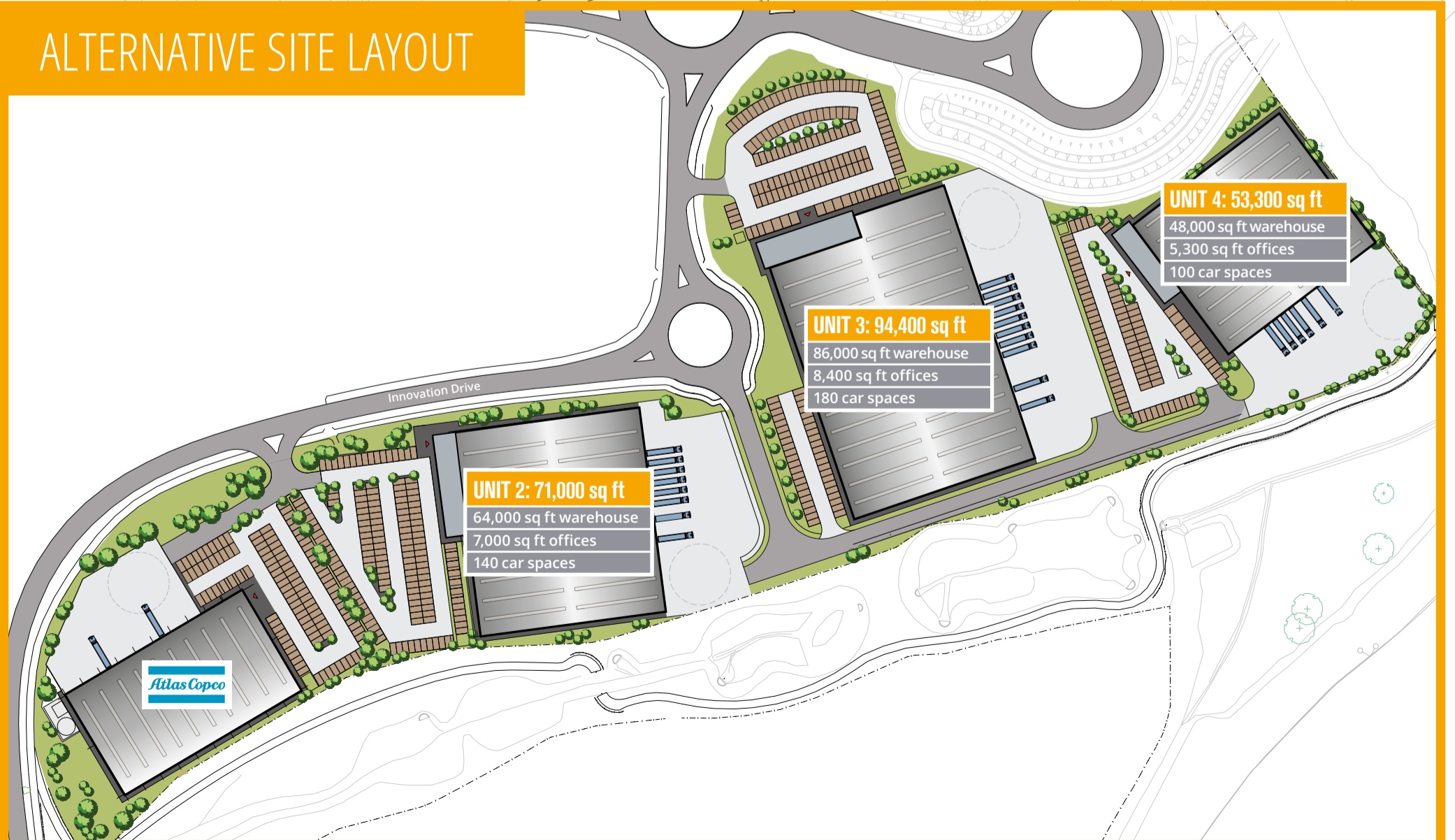
**Turnkey service** - acting in partnership with occupiers, Mucklow will deal with the whole process from initial assessment of the building requirements to handing over the finished property; a dedicated contact will be on hand at all times throughout the process.



Unit 1: Atlas Copco



## ALTERNATIVE SITE LAYOUT



# SPECIFICATION

All units will be built to a high specification to achieve BREEAM 'Very Good' status. There is power capacity of over 5MVA to the site which makes it ideal for production facilities.

Buildings can be tailored to suit occupiers' exact requirements in respect of general items such as: office content; staff welfare facilities; heating, lighting, sprinklers and vehicular loading arrangements. More specific criteria such as increased floor loading and machine pits can also be accommodated.

Mucklow and their professional team can work directly with occupiers to design and install their Cat B fit-out within the production and office space to ensure a cost effective and seamless transition to their new facility.

## PRODUCTION UNITS

- Steel portal frame with eaves heights of 10m – 14m to suit end use
- Colourcoat steel cladding system with 25 year guarantee
- Triple skinned roof lights to a minimum of 10% of floor area
- FM2 floor slab with minimum uniformly distributed loading of 50kN/sq m
- Rack leg loading of 6.0 - 7.0 tonnes depending on eaves height
- Surface and dock level loading doors to suit
- Secure fenced yards with depths of 35m – 50m

## OFFICES

- Double height reception area
- Enhanced cladding and curtain walling to improve natural lighting with brise soleil to reduce solar gain
- Full raised access floors with floor boxes at 1:10 sq m
- High efficiency comfort cooling, heating and ventilation
- LED lighting with automatic movement and daylight controls
- 8/13 person passenger lift
- Parking spaces at a ratio of 1:560 sq ft or better



All images are indicative





Apex Park, Worcester



Costco, Coventry



Yorks Park, Dudley

## MUCKLOW: A REPUTATION FOR DELIVERY

A & J Mucklow Group Plc was founded in the West Midlands in 1933 and listed on the London Stock Exchange in 1962. Mucklow's principal activity is to develop and invest in modern industrial and commercial buildings in prominent locations around the Midlands. The company owns and manages an extensive portfolio of over 3.8 million sq ft which has a value of over £400m.

The main focus of Mucklow's development programme is to provide high quality buildings for occupiers as well as long-term investment properties for the Group.

Mucklow is a customer focused business and prides itself on its relationship with its tenants, which include

well known companies operating across a wide range of sectors including manufacturing, distribution, IT, consultancy, and retailing.

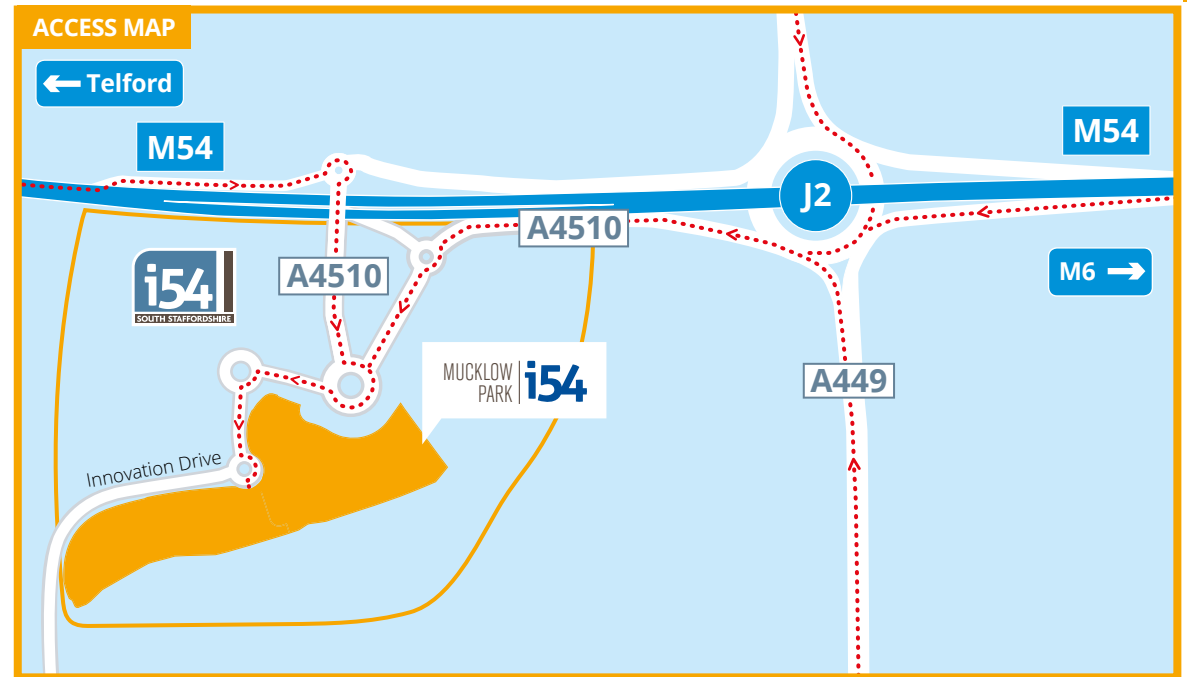
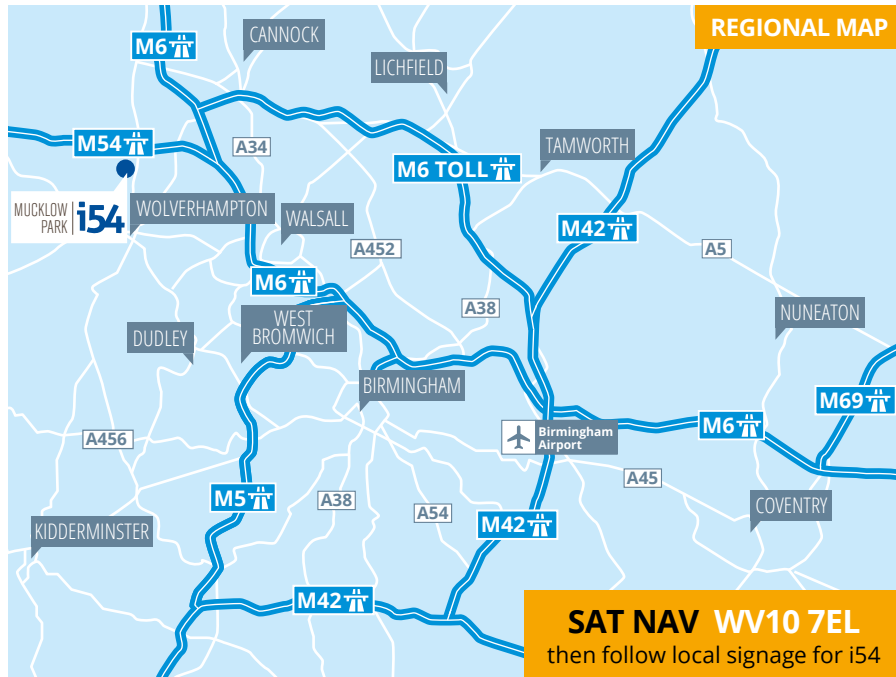
The company has a proven track record in industrial property development, having built over three million sq ft of space. In recent years Mucklow has developed a 116,000 sq ft warehouse for Worcester Bosch at Apex Park, Worcester; a 128,500 sq ft warehouse club for Costco in Coventry; and a number of high quality business park developments around the region where occupiers include Exova, Timken, ERIKS, Grupo Antolin and Eaton Industries amongst others.

FURTHER INFORMATION ON THE GROUP CAN BE FOUND AT [WWW.MUCKLOW.COM](http://WWW.MUCKLOW.COM)

*"Right from the outset Mucklow and their professional team worked with us as partners to deliver a truly outstanding Distribution Centre in a very tight timescale. Communication was clear throughout and the response to any questions was quick and meaningful. Practical solutions to our queries were always forthcoming."*

**Shaun Mansbridge**  
Director at Worcester Bosch





### Planning

Suitable for B1 and B2 uses.

### Terms

Leasehold. Terms to be agreed.

### Rent

Upon application.

### Service charge

There will be a charge to cover the upkeep and maintenance of common areas.

DEVELOPMENT IN PARTNERSHIP WITH



A DEVELOPMENT BY



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