

# i54

[www.i54online.com](http://www.i54online.com)

**91 hectares** (226 acres)

INDUSTRIAL • OFFICE • TECHNOLOGY • LEISURE

Junction 2 M54  
West Midlands



Land from 0.8 hectares (2 acres) capable of accommodating buildings from 2,500 sq m (26,910 sq ft) For Sale or To Let

i54 is a 91 hectare (226 acre) strategic site in the centre of the UK adjacent to the M54 motorway and only 1.6 miles from Junction 2. It, therefore, has excellent access to the national motorway network via the M6 and M6 Toll.

The entrance is currently at the southern end of the site on Wobaston Road, but it's own dedicated motorway junction is proposed on to the M54 in the future.

Wolverhampton City Centre is 3 miles south and Birmingham City Centre is 17 miles South West. Nearby amenities include Hotels, Pub/Restaurants and Leisure Facilities.

The area has a rich heritage with its greatest asset being a highly skilled and hard working workforce with a unique ability to 'make things happen'. Aply assisted by the pioneering work of nine Universities in the West Midlands with a pool of 50,000 graduates, there are 8,500 local, national and international companies within the area. These include Carillion PLC, Goodrich Actuation Systems, HS Marston Aerospace, Moog Controls, Mueller Europe and Timken UK.



**i54 has already attracted MOOG who will occupy a 19,415 sq m (208,905 sq ft) purpose built facility.**

**Joseph Bell** - Vice-president of Moog, recently said:

*"i54 gives us the opportunity to occupy a bespoke building on a strategically located site whilst also retaining our very skilled and talented workforce."*

When completed the site will comprise **235,000 sq m (2,500,000 sq ft)** of **industrial, office, technology and leisure space**. i54 has been attractively landscaped and new footpaths and cycleway routes provided. The canal towpath has been upgraded and linked into i54, culminating in an outstanding working environment.



**The Opportunity**  
Land from 0.8 hectares (2 acres) capable of accommodating buildings from 2,500 sq m (26,910 sq ft) For Sale or To Let.



- Site Planning Application Boundary
- Gross Development Site Area (Approximately)
- Regional Investment Site: Plots C - G
- Major Investment Site: Plots A - B

### Train times from Wolverhampton to:

Birmingham New Street	19 mins
Birmingham International	32 mins
Coventry	43 mins
London Euston	1 hr 49 mins
Manchester (Piccadilly)	1 hr 10 mins
Liverpool (Central)	1 hr 30 mins
Leeds	2 hrs 33 mins
Glasgow (Central)	4 hrs 24 mins

Source: www.thetrainline.com

### Distances from i54 to:

Wolverhampton City Centre	3 Miles
Birmingham City Centre	21 Miles
Birmingham Airport and Railway Station	29 Miles
London	133 Miles
M6	4.5 Miles
M6 Toll Road	5.5 Miles
M5	10.5 Miles
M1	50 Miles
M40	36 Miles

Source: www.rac.co.uk

### Flight times from Birmingham Airport to:

Paris	1 hr 35 mins
Amsterdam	1 hr 20 mins
Milan	2 hrs
Brussels	1 hr 20 mins
Frankfurt	1 hr 30 mins
New York (Newark)	8 hrs
Dubai	7 hrs
Glasgow	1 hr 10 mins
Dublin	1 hr

Source: www.birminghamairport.com

### Skilled local workforce:

Workforce within 30 mins drive	804,349
Workforce within 45 mins drive	1,866,300
Workforce within 60 mins drive	2,670,449

Source: 2001 census



## Strategic Location

- Frontage to M54 motorway
- Close to Junction 2 M54



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