



- TOTAL AREA 1.7M SQ FT
- 10-21M EAVES
- 11 MVA WITH ABILITY TO INCREASE
- UNITS AVAILABLE Q3 2022
- LOCATED AT J2 M54

**WV10 7JD**  
[www.logic54.co.uk](http://www.logic54.co.uk)

## A PREMIER HIGH SPECIFICATION LOGISTICS PARK DEVELOPMENT

Logic54 is strategically well located. Accessed from the A449 just off Junction 2 of the M54 it is situated at the centre of the National Motorway Network offering excellent links to all major UK ports and airports.

The development will comprise of a range of Industrial / Warehouse units ranging in size from 50,000 - 500,000 sq ft (4,645 - 46,450 sq m) which will be built to the highest specification.

Construction of Phase 1 will commence in Q1 2022.



## ACCOMMODATION

	SQM	SQ FT
<b>UNIT 1</b>		
Warehouse	4,589	49,400
Offices	242	2,600
<b>TOTAL</b>	<b>4,831</b>	<b>52,000</b>
<b>UNIT 2</b>		
Warehouse	5,737	61,750
Offices	302	3,250
<b>TOTAL</b>	<b>6,039</b>	<b>65,000</b>
<b>UNIT 3</b>		
Warehouse	5,295	57,000
Offices	279	3,000
<b>TOTAL</b>	<b>5,574</b>	<b>60,000</b>
<b>UNIT 4</b>		
Warehouse	13,238	142,500
Offices	697	7,500
<b>TOTAL</b>	<b>13,935</b>	<b>150,000</b>
<b>UNIT 5</b>		
Warehouse	15,445	166,250
Offices	813	8,750
<b>TOTAL</b>	<b>16,258</b>	<b>175,000</b>
<b>UNIT 6</b>		
Warehouse	22,064	237,500
Offices	1,162	12,500
<b>TOTAL</b>	<b>23,225</b>	<b>250,000</b>
<b>UNIT 7</b>		
Warehouse	39,715	427,500
Offices	2,090	22,500
<b>TOTAL</b>	<b>41,806</b>	<b>450,000</b>
<b>UNIT 8</b>		
Warehouse	44,128	475,000
Offices	2,323	25,000
<b>TOTAL</b>	<b>46,452</b>	<b>500,000</b>
<b>HUB</b>		
Hub	511	5,500
<b>TOTAL</b>	<b>511</b>	<b>5,000</b>
<b>TOTAL DEVELOPMENT</b>	<b>158,631</b>	<b>1,707,000</b>

## PLANNING

The accommodation will have planning consent for B1/B2/B8 use. Other uses could be accommodated subject to the necessary planning consents being sought.

## AVAILABILITY

Phase 1 will be on site Q1 2022

On the remainder occupiers requirements can be accommodated on a build to suit basis, available for sale or to let.

We would welcome the opportunity to sit down, discuss and understand occupiers specific requirements so that a detailed proposal can be presented.

## INDUSTRIAL / WAREHOUSE

- Build to suit B1/B2/B8 units of between 50,000 - 500,000 sq ft (4,645 - 46,450 sq m)
- 11MVA secured on site with ability to increase on demand
- 10-21m eaves
- Extensive green space boundary totalling 10 hectares
- Adjacent to Junction 2 / M54
- Excellent amenities close to the site
- Close to existing transport links



## SPECIFICATION

- High-quality landscaped environment
- Secure service yards
- 10% roof lights
- Extensive car and trailer parking provision
- Double height atrium reception
- Electric vehicle charging provision
- Up to 21m eaves heights
- On-site bus stop
- PIR controlled energy efficient lighting
- In excess of 11 MVA



COMMUNICATIONS

CITIES

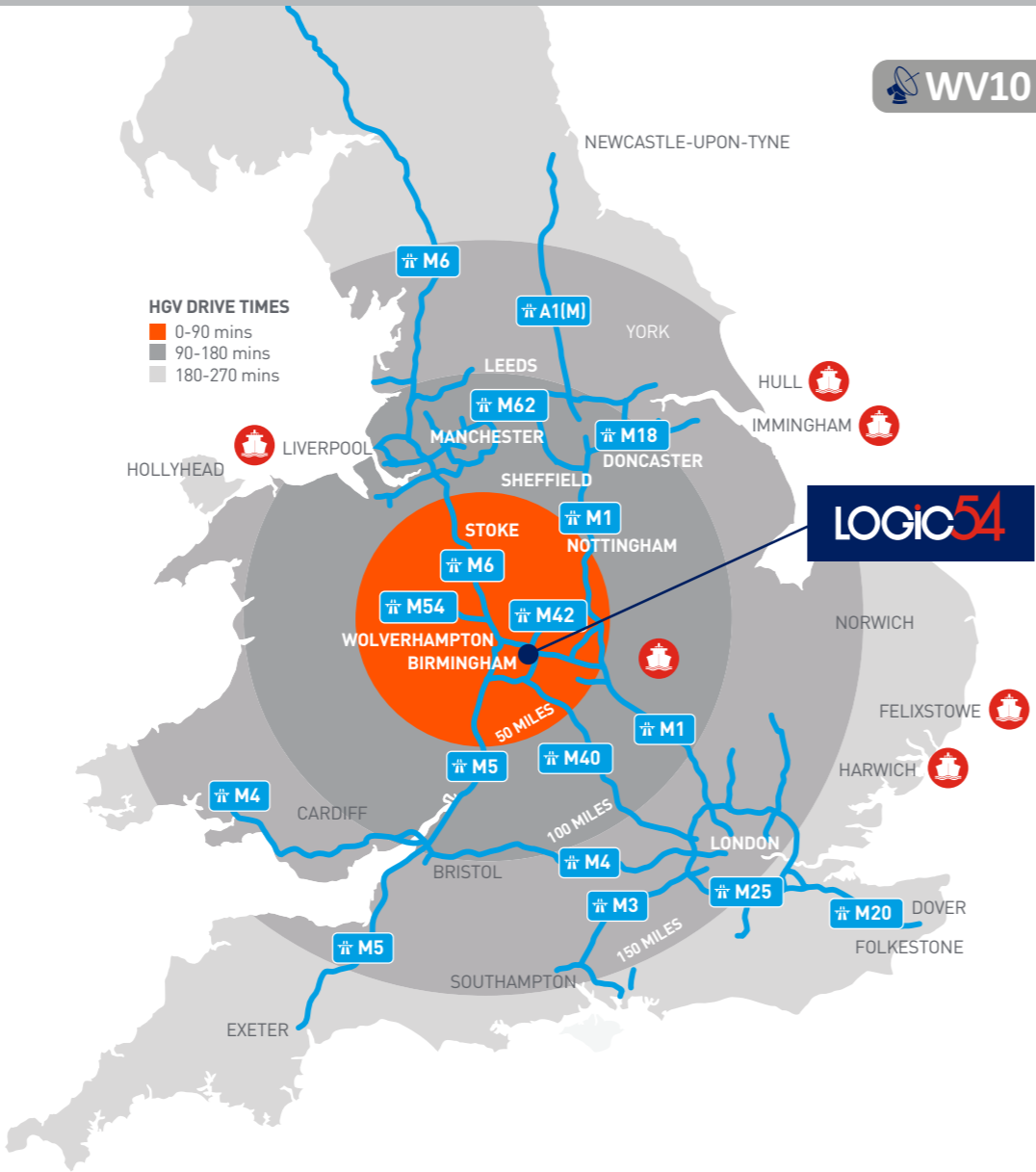
Leeds	114 miles	75 minutes
Manchester	75 miles	119 minutes
Liverpool	85 miles	105 minutes
Sheffield	95 miles	113 minutes
Birmingham	22 miles	39 minutes
London	154 miles	173 minutes

AIRPORTS

Manchester	50 miles	83 minutes
Liverpool	90 miles	122 minutes
East Midlands	50 miles	56 minutes
Birmingham	33 miles	49 minutes
Heathrow	130 miles	140 minutes

PORTS

Hull	135 miles	150 minutes
Immingham	134 miles	149 minutes
Liverpool	90 miles	122 minutes
Felixstowe	196 miles	213 minutes



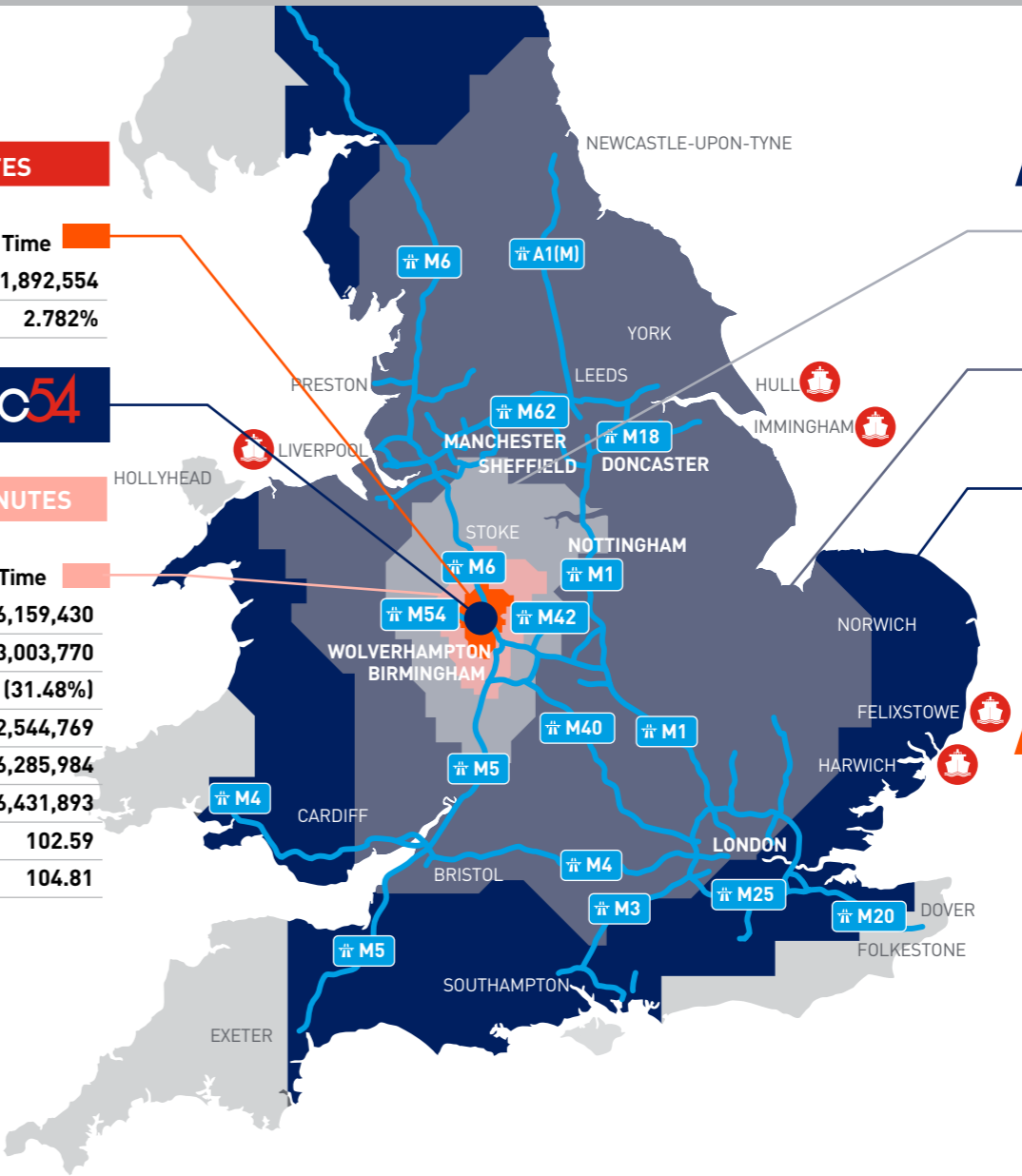
LOCAL DEMOGRAPHICS C30 MINUTES

Number of people within 30 Minutes Drive Time	
Population	1,892,554
% of UK Population	2.782%

REGIONAL DEMOGRAPHICS C60 MINUTES

Number of people within 60 Minutes Drive Time	
Total Population 2019	6,159,430
Economically Active	3,003,770
Unemployed	1,379,953 (31.48%)
Total Households	2,544,769
Total Population 2024 forecast	6,285,984
Total Population 2029 Forecast	6,431,893
Growth 5 years (%)	102.59
Growth 10 years (%)	104.81

Source: 2020 Experian Ltd

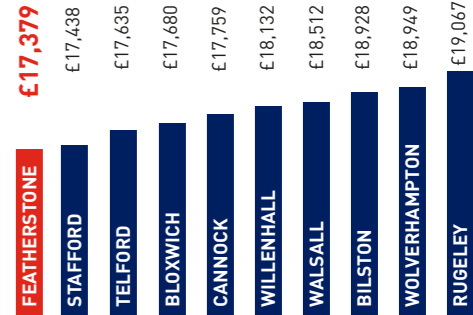


NATIONAL DEMOGRAPHICS

Number of people within 2 Hours Drive Time	
Population	23,012,033
% of UK Population	33.83%
Number of people within 3 Hours Drive Time	
Population	47,810,444
% of UK Population	70.29%
Number of people within 4 Hours Drive Time	
Population	59,717,122
% of UK Population	87.79%

LOCAL WAGE LEVELS

Typical Warehouse operative salary ranges



Source: 2020 WYG



Images show examples of St Francis Group Developments



**PEVERIL  
SECURITIES**

## THE DEVELOPERS

**St Francis Group** has established itself as a dynamic and evolving land and property development business with a proven track record of delivery. With a highly regarded management team and expertise of brownfield land regeneration, it has evolved to become a leading provider of Grade-A speculative commercial space built to meet and, wherever possible, exceed occupier expectations.

**Peveril Securities** Peveril Securities is the wholly owned investment and development division of Bowmer and Kirkland.

Founded in 1923, B+K has established itself as one of the largest and most successful privately owned construction and development businesses in the UK.

Peveril operates on a nationwide basis across all sub-sectors of the UK real estate market. The company specialises in investment and development both in a sole capacity and in joint venture. As part of the B+K Group Peveril enjoys the benefit of being able to finance acquisition strategies from balance sheet capital.

**The group has developed a building specification specifically designed with the needs of the end-user occupier in mind**

**AkzoNobel**

**Associated  
British Foods  
plc**



**BAE SYSTEMS**

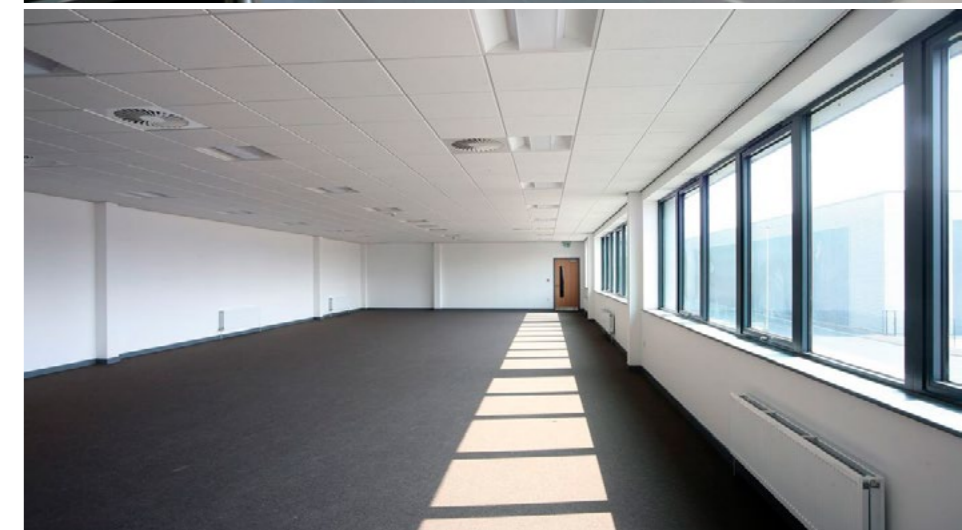
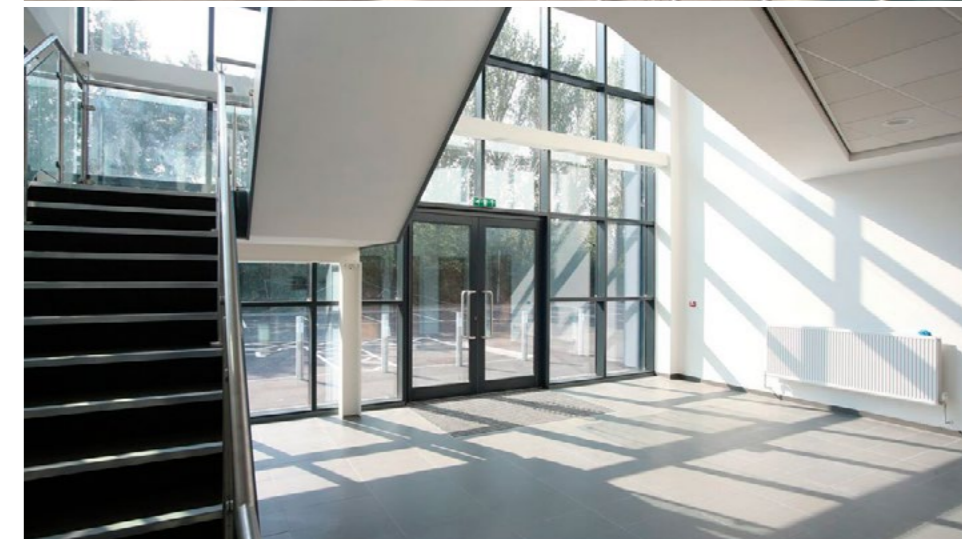
**Biffa**

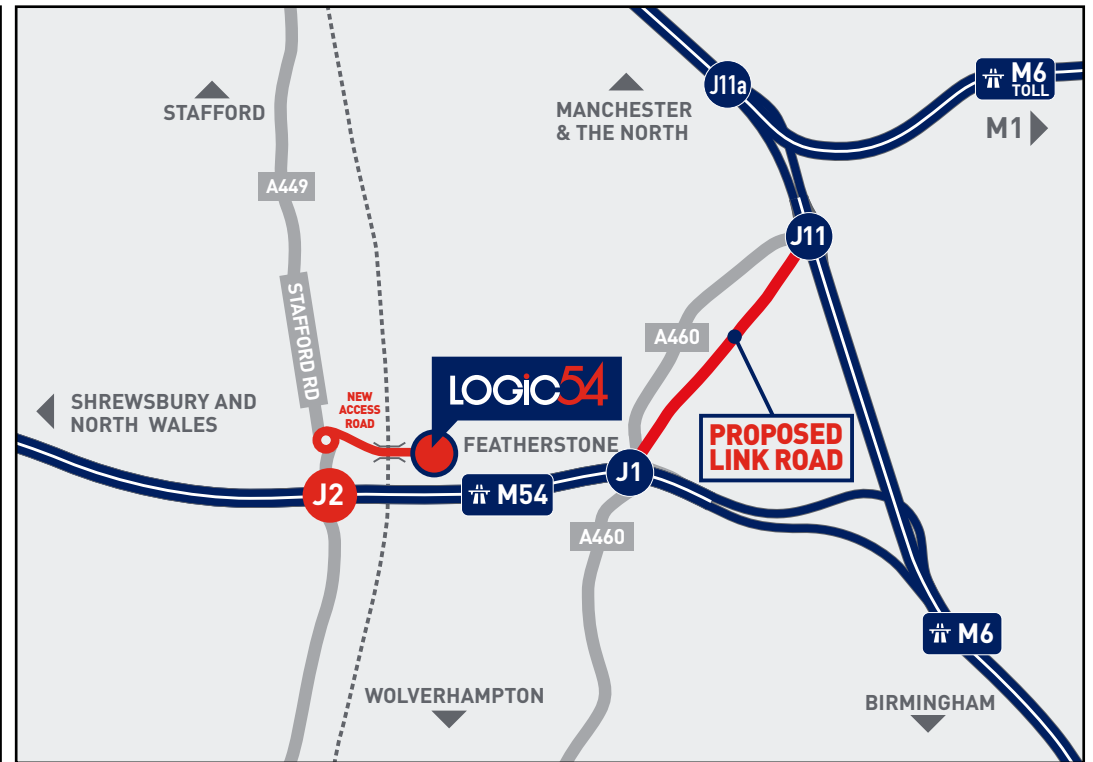
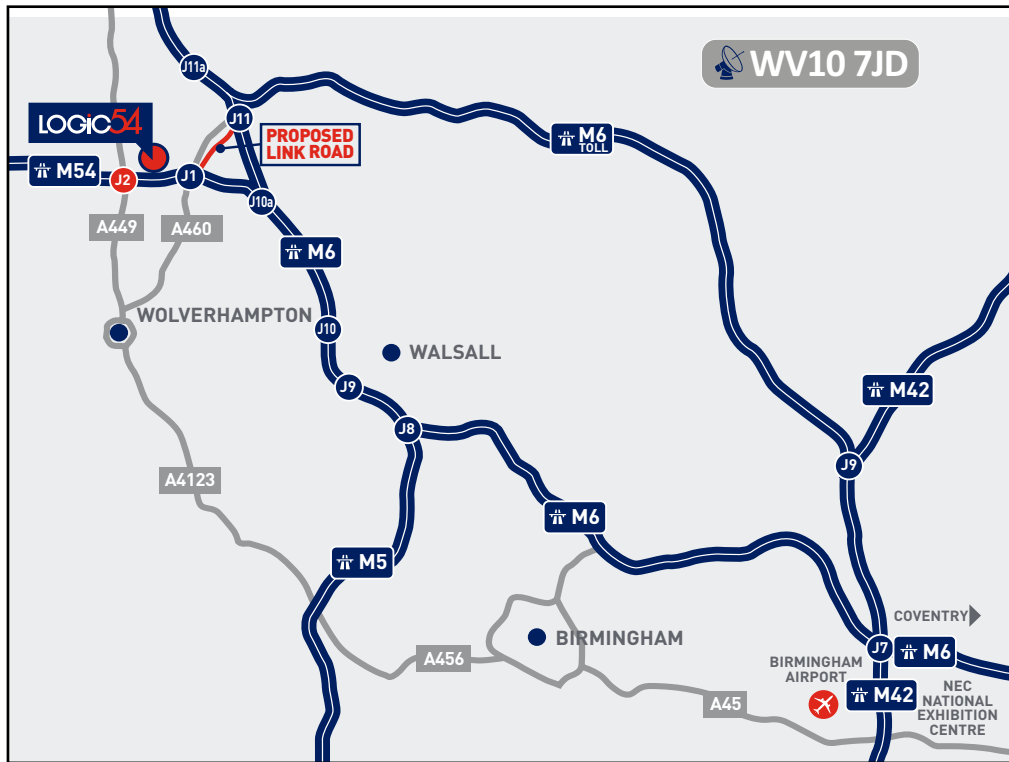


**GREENE KING**  
BURY ST EDMUNDS



**Rolls-Royce**





## LOCATION

Logic54 is situated at the centre of the UK national motorway network, near Wolverhampton. The development has the advantage of its proximity to the M54 motorway with direct access from the A449 just off junction 2, making it one of the UK's most prominent logistics locations.

The proposed M54 to M6 Link Road will reduce levels of congestion and support the local and regional economy by improving traffic flow and enhancing east-west and north-south routes.

[www.logic54.com](http://www.logic54.com)

A joint Development by



**PEVERIL  
SECURITIES**



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