

THE FOLD

WOLVERHAMPTON

A NEW LEISURE DESTINATION



9 SCREEN CINEMA AND A 16 LANE BOWL UNDER OFFER – OPEN FOR SPRING 2020

WV1 4LP

WELCOME TO THE FOLD

WELCOME TO THE FUTURE OF WOLVERHAMPTON CITY CENTRE.

The Fold is a spectacular new mixed use leisure development which will be a game changer for the city. The Fold , which has the benefit of an outline planning consent, will provide a dominant 460,000 sq ft leisure scheme anchored by a 9 screen cinema, 150 bed hotel, 600 space MSCP, ten pin bowling, indoor climbing, indoor golf, big box leisure with restaurants and bars.



9
SCREEN
CINEMA

16
LEISURE
UNITS

4
OTHER BIG BOX
LEISURE
ANCHORS

RESTAURANT/
BAR SPACE

150
BED HOTEL

600
SPACE
CAR PARK

**460,000^{SQ}
FT**
SCHEME

THE VISION

THE PARTNERSHIP BETWEEN THE CITY OF WOLVERHAMPTON AND URBAN & CIVIC PLC HAS LAID THE FOUNDATION STONES FOR THE FOLD TO BE THE MOST EXCITING LEISURE DEVELOPMENT IN THE WEST MIDLANDS.

The Fold is the biggest city centre development in Wolverhampton's recent history. The £55m scheme at the heart of the city is a key part of the overall regeneration of the Wolverhampton.

The Fold is a spectacular new development that will enhance the city of Wolverhampton creating a leisure destination second to none with access to the inner ring road and the city centre.

The Fold will offer a variety of leisure activities for all age groups with significant investment being made in the public realm aesthetics of buildings, linkages between the ring road and the prime retail core.

"This is another important step for this fantastic city centre scheme - and an exciting moment for the city.

It has already attracted unprecedented demand from occupiers.

Urban&Civic possess an excellent track record in delivering comparable high-quality schemes in the UK and have the financial support in place."

COUNCILLOR JOHN REYNOLDS,
Cabinet Member for
City Economy



A map of the 'The Fold' area, centered on Wolverhampton. The map shows various towns and cities, including Stafford, Newport, Penkridge, Cannock, Lichfield, Walsall, Birmingham, Redditch, Kidderminster, Stourbridge, Brierley Hill, Albrighton, Telford, and Bridgnorth. The map is color-coded to show drive times from Wolverhampton: light blue for 30 minutes, medium blue for 20 minutes, and dark blue for 10 minutes. A red box labeled 'THE FOLD' is located in the center, near Wolverhampton. A legend in the bottom left corner explains the color coding.

THE FOLD

WOLVERHAMPTON

STAFFORD

NEWPORT

PENKRIDGE

CANNOCK

LICHFIELD

WALSALL

BIRMINGHAM

REDDITCH

KIDDERMINSTER

STOURBRIDGE

BRIERLEY HILL

ALBRIGHTON

TELFORD

BRIDGNORTH

THE FOLD

30 MINUTE DRIVE TIME

20 MINUTE DRIVE TIME

10 MINUTE DRIVE TIME

A CITY ON THE RISE

WOLVERHAMPTON IS A CITY WITH A REVITALISED AMBITION TO REPOSITION ITSELF AS ONE OF THE DOMINANT COMMERCIAL CENTRES IN THE WEST MIDLANDS.

The City has a resident population of 254,000 with a further 10,000 houses planned in the next 10 years. A staggering 1.37 million people live within 30 minutes drive of Wolverhampton city centre.

The service sector accounts for 73% of Wolverhampton's population with major office occupiers including Halifax Bank, Birmingham Midshires Building Society, Marston's plc and Wiggle. There is a strong manufacturing sector in the area with Aerospace and Jaguar Land Rover accounting for 12% of the local employment, the latter of which have recently invested over £500 million in a new advanced manufacturing facility supporting circa 1500 jobs.

The University of Wolverhampton currently has 23,000 students with this figure is set to rise following the £115 million investment over the past decade. There are plans for a further £45 million investment into a new Science Centre and Business school.

32,500	CARS PASS SITE PER DAY
£332M	ANNUAL COMPARISON SPEND
1,370,000	30 MIN CATCHMENT
582,000	20 MIN CATCHMENT
254,000	RESIDENT POPULATION

SOURCE: CACI DATA

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SITE PER DAY

32,500
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SITE PER DAY

£332M
ANNUAL
COMPARISON
SPEND

The infographic consists of three horizontal sections, each with a white line above it. Each section contains a large number and a descriptive label below it.

Statistic	Value
CARS PASS SITE PER DAY	32,500
ANNUAL COMPARISON SPEND	£332M
30 MIN CATCHMENT	1,370,000

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254,000
RESIDENT
POPULATION

The infographic consists of five horizontal bars, each representing a different statistic. Each bar is divided into two sections: a light blue section on the left containing a large white number, and a dark blue section on the right containing the corresponding metric in white text. The bars are separated by thin white horizontal lines.

Metric	Value
CARS PASS SITE PER DAY	32,500
ANNUAL COMPARISON SPEND	£332M
30 MIN CATCHMENT	1,370,000
20 MIN CATCHMENT	582,000
RESIDENT POPULATION	254,000

SOURCE: CACI DATA

WOLVERHAMPTON IN NUMBERS


£3.7 BILLION
REGENERATION
CITYWIDE



IN TOP TEN OF FASTEST
GROWING UK CITIES



£992 M
CITY CENTRE
DEVELOPMENTS




WOLVERHAMPTON IS AT
THE HEART OF THE UK'S
HIGH SPEED RAIL (HS2)
AND ROAD NETWORKS

323,000 PEOPLE
LIVE IN THE
CITY'S TRAVEL TO
WORK AREA



30 MILLION
RETAIL VISITORS A YEAR




23,000
GRADUATES
EVERY SINGLE
YEAR



THE UNIVERSITY OF
WOLVERHAMPTON IS
INVESTING £250 MILLION
INTO NEW BUILDINGS

THE CITY CENTRE
£535 M
YEARLY TURNOVER

CITY'S ECONOMY PROJECTED TO
GROW 2-3%
FASTER
THAN THE
NATIONAL
AVERAGE

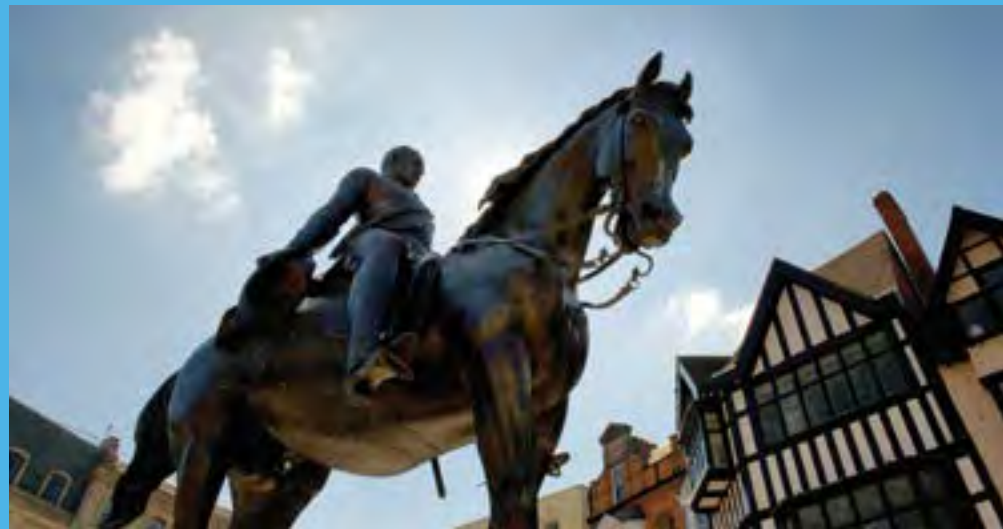


CITY CENTRE
CATCHMENT AREA OF
439,612

4TH BEST
CITY IN THE UK
FOR BUSINESS
START-UPS

NO.1
CITY IN EUROPE
FOR JOB
CREATION IN
MANUFACTURING

There are a number of high profile businesses located nearby including a 100,000 sq ft Sainsbury's opposite, Marston's Brewery Plc head office, and a number of car dealerships including BMW, Audi and Mercedes. St John's Retail Park is close by where Next are upsizing as part of a £1m refurbishment program.



GROUND FLOOR



FIRST FLOOR



AVAILABILITY

Block A					
A1	Ground	Cinema	Under Offer	2518 sq ft	234 sq m
A1	First	Cinema	Under Offer	43518 sq ft	4043 sq m
A2	Ground	Bowl	Under Offer	18300 sq ft	1700 sq m
A3	Ground	Leisure	TBC	1270 sq ft	118 sq m
A3a	First	Trampoline/Leisure	TBC	20000 sq ft	1858 sq m
A3b	First	Gym	TBC	10000 sq ft	929 sq m
A4	Ground	Indoor Golf	TBC	15000 sq ft	1394 sq m
A5	Ground	Restaurant	TBC	2970 sq ft	276 sq m
A6	Ground	Restaurant	TBC	3745 sq ft	348 sq m
A7	Ground	Restaurant	TBC	3600 sq ft	334 sq m
A8	Ground	Restaurant	TBC	3455 sq ft	321 sq m
A9	Ground	Restaurant	TBC	3300 sq ft	307 sq m
A10	Ground	Restaurant	TBC	3200 sq ft	297 sq m
Block B					
B1	Ground	Bar	TBC	3000 sq ft	279 sq m
B2	Ground	Bar	TBC	2740 sq ft	255 sq m
B3	Ground	Bar	TBC	3000 sq ft	279 sq m
Block C					
C1	-	Hotel	Under Offer		150 beds
C2	-	Car Park	Under Offer		600 spaces
C3	Ground	Rock Climbing	Under Offer	6500 sq ft	604 sq m

PLANNING

The scheme benefits from an outline planning consent granted in January 2018. A detailed application will be submitted Summer 2018.

TIMESCALES

The scheme will have detailed planning by Q4 2018, on site beginning of 2019 with PC anticipated by Q1/Q2 2020.

LEASE / RENT

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

The units will not be assessed until they are constructed. Interested parties are advised to make their own enquiries with the Local Authority.

SERVICE CHARGE

Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The properties have no energy performance ratings but will be assessed post construction.

CONTACTS



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DEVELOPMENT BY

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MISREPRESENTATION ACT

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