



**Amphion celebrates 20 years by handing over a £25million pounds build contract in Corby. A total of 350,000 sq.ft mixture of refurb and new build of 4 units. On time, on budget!**

“ Amphion Construction proudly marks 20 years of shaping skylines and building communities. Since its inception, the company has delivered innovative, high-quality projects, earning a reputation for excellence, reliability, and unwavering commitment across the construction industry.

**One of the recent landmark projects involved transforming an existing warehouse previously operated by Jules Clothing.**

The team undertook partial demolition, removed the roof and cladding, and split the structure into two units.

To achieve uniformity, they dismantled the steelwork, raising one roof and lowering the other to create equal heights.

We then extended both units, delivering impressive spaces of 129,000 sq/ft, 79,000 sq/ft, each incorporating 5% office space plus 140,000 sq/ft of new build.

The existing slab was polished for a premium finish, while infrastructure was either extended or newly installed.

Finally, new entrances were created, ensuring both units could operate independently while maintaining a sleek, modern look.

## Corby's units and site how it looked after completion.



# Amphion's Remarkable Journey

Over the past **20 years**, Amphion has evolved into one of the region's most trusted construction partners, working with developers, investors, and occupiers across the UK to deliver projects that don't just change landscapes, but transform the way communities live, work, and thrive.

From sprawling logistics hubs and Grade A warehouses that power the nation's supply chains, to cutting-edge commercial and retail redevelopments that bring new life to tired sites, Amphion has been at the heart of regeneration on an impressive scale.

Collectively, Amphion has been involved in more than **ONE BILLION POUNDS** worth of property transformations, each one a testament to quality, innovation, and attention to detail. What sets Amphion apart is the ability to handle every stage of the process in-house.

From the first feasibility sketch and planning application, through to groundwork's, build, fit-out and even the manufacturing of the materials the buildings are built with, to final turnkey handover, Amphion keeps control at every step. That means efficiency, accountability, and a consistently high standard of delivery.

Behind every project is a simple belief: that construction is about more than bricks and mortar. It's about unlocking potential in overlooked places, creating opportunities for people, and leaving a positive legacy for the future.

After 20 years, the ambition that sparked Amphion's first venture burns just as brightly today, only now, it's backed by two decades of proven results, award-winning projects, and a reputation built on trust.

## Amphion's Management Team when they started 20 years ago and where they are today...



**1** **Mark Bowen**  
Overseen the manufacturing of all Amphion's roofing and cladding materials. Still works with the company today.

**2** **Chris Skidmore**  
Started as Amphion's accountant. Now Amphion Group Financial Director.

**3** **Dave Broomhall**  
Once Amphion's Chief draughtsman, now retired in Stafford, swapping blueprints for country walks.

**4** **Anthony Bowen**  
Joined as a junior draughtsman. Still with the company today.

**5** **Paul Doolan**  
Amphion's Contract administrator and monitoring surveyor. Now semi-retired, enjoying life in Lemington.

**6** **Nick Schwartz**  
Was the first developer Amphion worked with, now semi-retired still doing developments with Amphion today.

**7** **Craig Whitehouse**  
Overseen all site ground and building works. And still with the company today.

**8** **Glen Wells**  
Amphion's Chief structural and civil engineer. Now retired, living the good life in Salcombe.

**9** **Tony Hill**  
Developed and commissioned Amphion's first ever Cladding Rolling Mill over 20 years ago. Still works with the company today maintaining all Amphion's many manufacturing lines.

**What makes Amphion unique from the rest...**

## Amphion's £8m In-House Tipton, Cladding, Flashings & Industrial Door Manufacturing Facility.

**From a 75,000 sq.ft. facility employing 45 local workers.**

Amphion produces the cladding, flashings, and industrial doors that give its construction projects unrivalled quality, consistency, and control.

Amphion has built its reputation not only on delivering complex construction and refurbishment projects, but also on the strength of its in-house manufacturing. Both Tipton and Walsall plants use around 50,000 tonnes of steel per year.

Unlike any other contractor, Amphion operates two local sites that produce everything needed to build, refurbish and maintain industrial units to the highest standard. One site is a £8m, 75,000 sq.ft Tipton plant specialising in cladding, flashings and industrial doors, employing 45 local staff.

This gives Amphion full control over quality, consistency and efficiency, while supporting regional skills and jobs. The photos showcase the people behind this capability. Mark Bowen who has overseen the cladding and flashing production for all Amphion projects over the 20 years.

Their expertise ensures every product meets exacting standards. Together, these two manufacturing sites give Amphion a unique advantage, integrating design, production and construction to deliver projects on time, to specification and with lasting value.

**Amphion Cladding Rolling Mills below.**



**Amphion's Insulated Roller Shutter Door Rolling Mill.**



**The below Image show Amphion's flashing and gutters machines.**



**The below Image show Amphion's Flat Sheet cut to length line.**



## What makes Amphion unique from the rest... Amphion's £20m Walsall Manufacturing Plant

### Amphion's second major manufacturing site is based in Walsall.

A £20 million, 90,000 sq. ft facility that employs more than 100 full-time local staff.

The facility plays a vital role in supporting Amphion's construction projects across the UK, producing the purlins and angles that form part of the industrial steel frame units Amphion delivers.

In addition to steel frame fabrication and structural components, the Walsall site also manufactures stud and track systems for Amphion's office fit-outs, ensuring Amphion can provide a complete, end-to-end solution from structural frame to finished workspace.

By combining scale, local employment, and specialist expertise, the Walsall plant underlines Amphion's unique approach: maintaining direct control of its supply chain to deliver consistent quality, efficiency, and value.



The following pages showcase Amphion Construction's industrial sector projects, delivered over the past 20 years...

**Wednesbury 65 - Leabrook Road, Wednesbury, WS10 7NB**  
Was built on the old GWS Industrial Estate, which again Patrick Williamson of Cawarden demolished making way for the new unit development.

Amphion Construction are proud to have delivered Wednesbury 65, a new Grade A industrial warehouse providing 65,000 sq.ft (6,038 m<sup>2</sup>) of premium space in the heart of the West Midlands.

Positioned in a prime location, Wednesbury 65 fronts the A4037 Leabrook Road and lies just half a mile from the A41 Black Country New Road, offering direct access to Junction 10 of the M6 and Junction 1 of the M5.

With Junction 9 of the M6 also less than two miles away, the site is exceptionally well connected, making it a first-class opportunity for businesses looking to expand or relocate.

The development boasts impressive features, including a 10-metre eaves height, 50-metre yard depth, four dock levellers, two level access doors, and 110 secure car parking spaces with dedicated EV charging points. Inside, businesses benefit from high-quality two-storey office accommodation, providing a modern and efficient workspace alongside the expansive warehouse floor.

Sustainability has been a key focus throughout the build. Wednesbury 65 has achieved an EPC Rating of A and a BREEAM 'Very Good' certification, reflecting Amphion Construction's commitment to delivering future-focused developments.

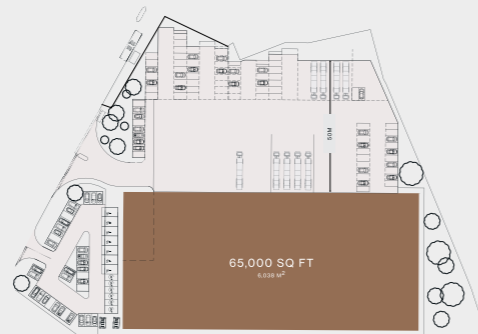
With solar PV systems, smart energy controls, and EV charging facilities, the project sets a benchmark for environmentally responsible industrial design.

Amphion Construction's delivery of Wednesbury 65 showcases their ability to bring forward developments that not only meet the operational needs of modern industry but also support long-term growth and sustainability across the region.

65,000 sq.ft. (6,038m<sup>2</sup>)



**New Grade A industrial warehouse within a prime commercial location.**



- 2 Level Access Doors
- 4 Dock Levellers
- 110 Car Parking Spaces
- 6 EV Charging Points
- 10 Cycle Racks
- 10M Eaves Heights
- 50M Yard Depth
- 2 Storey Office Accommodation

**Wednesbury 65 - Leabrook Road, Wednesbury, WS10 7NB**



**Warehouse**  
58,500 sq.ft | 5,435 m<sup>2</sup>

**GF Office**  
3,250 sq.ft | 302 m<sup>2</sup>

**FF Office**  
3,250 sq.ft | 302 m<sup>2</sup>



## Telford i20 Telford Business Park

Telford 120 was successfully delivered by Amphion Construction, adding 120,700 sq.ft of high-quality warehouse space to the established Telford Business Park.

Just 2.5 miles Northwest of Telford town centre, the development benefits from excellent transport links via the A442 dual carriageway, connecting directly to Junction 5 of the M54 and providing swift access to the M6 and the wider national motorway network.

Its strategic position, just 10 miles from Shrewsbury and within easy reach of Wolverhampton and Birmingham, makes it a prime logistics location in the West Midlands.

The warehouse has been designed to Grade A specification, featuring a 9.4-metre eaves height, 14 dock-level loading doors, and two level-access doors to ensure efficient goods handling.

Inside, two-storey office accommodation provides flexible workspace, while outside, a 67-metre secure yard and dedicated parking for 200 cars and 27 HGV's support operational needs.

Situated in a well-established industrial area, Telford 120 sets a new benchmark for modern logistics and distribution facilities, combining connectivity, functionality, and future ready design.

120,700 sq.ft



New 120,700 sq.ft grade a warehouse in Telford.



## Telford i20 Telford Business Park



## Acorn Park

Vernon Road, Blackheath, Halesowen, B62 8JL

### Amphion Construction Delivers Acorn Park Industrial Development.

Amphion Construction completed the development of Acorn Park, a modern industrial and warehouse scheme in Blackheath, Halesowen, just a short distance from Junction 2 of the M5.

The project has transformed the site into a high-quality industrial estate designed to meet the needs of modern businesses.

Amphion delivered a series of new terraced warehouse and production units, each built to the highest standards and equipped with features that support both operational efficiency and long-term sustainability.

The estate was constructed with clear working heights of 6.5 metres, part brick and profile metal elevations, and electronically operated roller shutter doors to ensure secure and practical access.

Ample loading and parking facilities have been integrated into the layout, while perimeter fencing, estate lighting and CCTV provide a robust level of security across the site. With a mix of unit sizes and flexible layouts, Acorn Park brings new opportunities to the Blackheath area and strengthens its position as a hub for small and medium-sized enterprises.

By delivering this project, Amphion Construction has once again demonstrated its expertise in regenerating under-used land and creating high-quality industrial space, supporting both economic growth and job creation across the West Midlands.

Units from 1,625 sq.ft – 9,725 sq.ft



## Victory Park - Unit 9: Seamers Specialist Joinery

Victory Road, Derby, Derbyshire DE24 8EP

The scheme was part of a wider regeneration of the site and was designed to provide modern, flexible space for industrial and logistics occupiers.



### Client Testimonial

*“ I write on behalf of both the JSS retirement benefit scheme and its tenant Seamers Specialist Joinery.*

*I was put in touch with Amphion after being informed by a local commercial agent that you may be able to satisfy my requirement for a new purpose built facility of approx 15,000 sq.ft.*

*My initial enquiries were dealt with in a proactive and positive manor and it wasn't long before contracts were being drawn up for a 1.2 acre land purchase and the construction of an 18,000 sq.ft wind and watertight shell. Perfect for me as, being in the construction industry myself it suited me to undertake my own internal fit out.*

*Back in March 2017 Amphion commenced ground works on what turned out to be, for me as the client a dream project. Undertaken swiftly and professionally the new factory was constructed together with all external works within a 7 month period, completing on schedule enabling my business to relocate on the date I had set more than a year in advance.*

*I have been extremely impressed from start to finish, you and your team have been accommodating and have worked to exacting standards, you have worked with me to achieve total satisfaction and I thank you wholeheartedly, it has been a pleasure to work with you. I have no hesitation in recommending Amphion to any potential customer and will always be willing to offer my facility as a showcase should the need arise. Thank you Paul, I wish you continued success for the future.*

**Richard J G Latham - Managing Director**  
Seamers Specialist Joinery

## Seeleys Park

Seeleys Road, Tyseley, Birmingham, B11 2QY

### Seeley's Park: A Landmark Project by Amphion Construction.

The Seeley's Park development in Tyseley, Birmingham introduced a purpose-built warehouse and office facility, designed to provide flexible space for manufacturing, storage and distribution.

The project provided more than 18,000 sq.ft of high-quality warehouse and office space within one of the city's most established industrial areas.

The detached unit was designed with flexibility in mind, offering a balance of secure warehouse space, modern office accommodation and generous external yard areas.

With an eight-metre clear internal height, robust steel portal frame and durable elevations, the building is equipped to handle a wide range of industrial and distribution uses.

Externally, the scheme incorporated secure access, ample parking, and estate-wide CCTV. Its position just 2.5 miles from Birmingham city centre and within easy reach of the M6 and M42 motorways makes it a highly connected location, well-suited for businesses needing quick access to road, rail and air links.

By delivering the new unit at Seeley's Park, Amphion Construction added valuable capacity to Birmingham's industrial stock, supporting the continued growth of the city's manufacturing and logistics sectors while breathing new life into a key employment area.

Unit 1 18,725 sq.ft | 1,740 m<sup>2</sup>



## Sterling Park, Solihull, Birmingham

Purposely Built For D.H.L Supply Chain.

### Amphion Delivers Landmark Stirling 150 Distribution Centre.

Amphion oversaw the design and build of Stirling 150, creating a best-in-class industrial facility.

At 149,845 sq.ft (13,920 sq.m), Stirling 150 is a landmark industrial development delivered to meet the needs of modern occupiers.

Amphion oversaw the full build, creating a 12m eaves height warehouse with 12 dock bays, 4 level access doors, and heavy-duty floor loading, supported by a 50m secure yard, 346 parking spaces, dispatch block and office building.

Future-proofed with sprinkler tanks and flexible planning consents, the site is just two miles from J4 of the M42, offering excellent links to the Midlands motorway network, Birmingham Airport and the NEC.

Amphion's high-quality delivery has established Stirling 150 as a flagship logistics hub for the region.

149,845 sq.ft | 13,920 sq.m



## Eastern Park

Eastern Avenue, Lichfield, Staffordshire WS13 7SB

### Eastern Park, Lichfield: Creating Flexible Industrial Space

As part of the wider redevelopment of Eastern Park in Lichfield, a new unit of 14,400 sq.ft was refurbished and modernised to provide a highly adaptable warehouse and office facility.

The project delivered a flexible, practical space designed for a wide range of occupiers. Inside, the unit features refurbished offices, a clear height of 5.5 metres and level access doors, while outside it benefits from a secure compound, yard and car parking with CCTV and monitored entry.

Ready for immediate occupation, the scheme combines modern specifications with a functional layout, ensuring long-term value and broad occupier appeal. Located just a mile from Lichfield city centre and less than five miles from the M6 Toll, the site offers excellent transport links and strong roadside visibility. With this refurbishment, Eastern Park has strengthened its position as a modern, competitive industrial hub supporting the city's growth.

14,400 sq.ft | 1,338 sq.m



## Discovery Park

Crossley Road, Stockport, SK4 5BG

### From Outdated to Outstanding: Amphion's Stockport Upgrade.

Amphion Construction has refurbished Unit B at Discovery Park, Stockport, creating a modern industrial and warehouse facility with office space.

The 76,275 sq.ft building has been completely modernised to meet today's industrial and commercial standards.

Works included brand-new PVC-coated profile cladding to both the roof and walls, the installation of natural roof lights to maximise daylight, and the introduction of new level access doors for improved functionality. The eaves heights, which range from 5.5m to 8m, provide generous internal clearance.

In addition, Amphion delivered fully refurbished offices with upgraded finishes, a substantial secured yard suitable for heavy vehicle movements, and improved site access designed to accommodate modern logistics requirements.

The project stands as a clear demonstration of Amphion Construction's ability to blend technical expertise, attention to detail and long-term vision in the delivery of high-quality industrial space.

Unit B | 76,275 sq.ft | 7,086 sq.m



## Maybrook Business Park Maybrook Road, Minworth B76 1AL

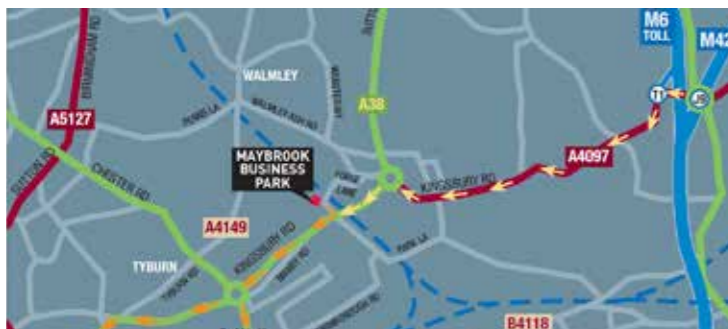
Amphion Construction has completed the refurbishment of Units 12-15 at Maybrook Business Park, Minworth, delivering over 63,700 sq.ft (5,919 sq.m) of high-quality warehouse and office space.

Amphion Construction delivered the full refurbishment of Unit 12-15 at Maybrook Business Park, a prime industrial location close to Birmingham and the M6, M6 Toll and M42.

The 63,713 sq.ft building was transformed into a modern, flexible facility with three dock-level doors, six level access doors and secure yard space. Internally, single-storey offices were fully refurbished to provide high-quality workspace alongside warehouse accommodation with eaves heights of 6.8-7.6 metres.

Completed to a high standard, the project has repositioned the unit as Grade A industrial space, boosting its appeal to logistics and manufacturing occupiers and strengthening the long-term value of the estate.

63,713 sq.ft | 5,919.1 sq.m



## Victoria Court - Gardner Aerospace Victory Road, Derby DE24 8BJ



### Client Testimonial

*“I was appointed as Interim Program Director by the board of Gardner Aerospace to deliver their new purpose built manufacturing facility in Derby. I had previously worked with members of the board on delivering another high security manufacturing facility so I was very familiar with how crucial the program timing and costs would be.*

*Failure to deliver on time and within budget was not an option as we had notifications into all the MOD associated companies giving specific commitments on product supply and approval dates.*

*Gardner Aerospace had already identified a solution and service provider that they thought would meet their needs however when the Amphion team presented their proposal which offered Gardner Aerospace considerable savings, a well-defined delivery plan and a complete fitout solution to suit their highly technical needs, it was very easy to see where we would get the best return on investment.*

*The decision was made to engage in the contract with Amphion. The project was extremely tight and they were able to mobilise and start the significant building works very quickly. This involved doubling the size of the existing building that had been purchased, supplying all new power and water facilities to the agreed specification throughout the building, designing a highly technical floor loading plan to accommodate extremely high pressure plant and equipment, office development, including IT Infrastructure throughout, high spec board rooms, meeting rooms, kitchen and toilet facilities and reception areas. Externally they delivered security systems to meet with the customer's approvals, car parking and landscaped areas to suit the surrounding areas and create a very pleasant working environment.*

*The program did not come without the usual change requests from the client or without the surprises you often encounter when you start to dig out foundations but all of these instances were dealt with very quickly and professionally with the ideal solution being delivered to Gardner Aerospace on each occasion.*

*Amphion and their team, really delivered on their promises; the work started on time, finished on time, all planning approvals were submitted and available on time, the building was signed off on time and Gardner Aerospace and their invited customers signed off on the building on the day the plan said they would. The plant is now fully operational, the project was delivered on time and within budget and most importantly with no customer delivery or quality impact.*

*I would have absolutely no hesitation in recommending Amphion and their team to anyone looking to develop a new working environment no matter how difficult the project may seem. They are very easy to do business with, highly quality focused, they have the expertise available when you need it and they have an open and proactive business style.*

**Jim Finneran - Group Managing Director**  
SG Group (Business Solutions) Ltd

## Zortech

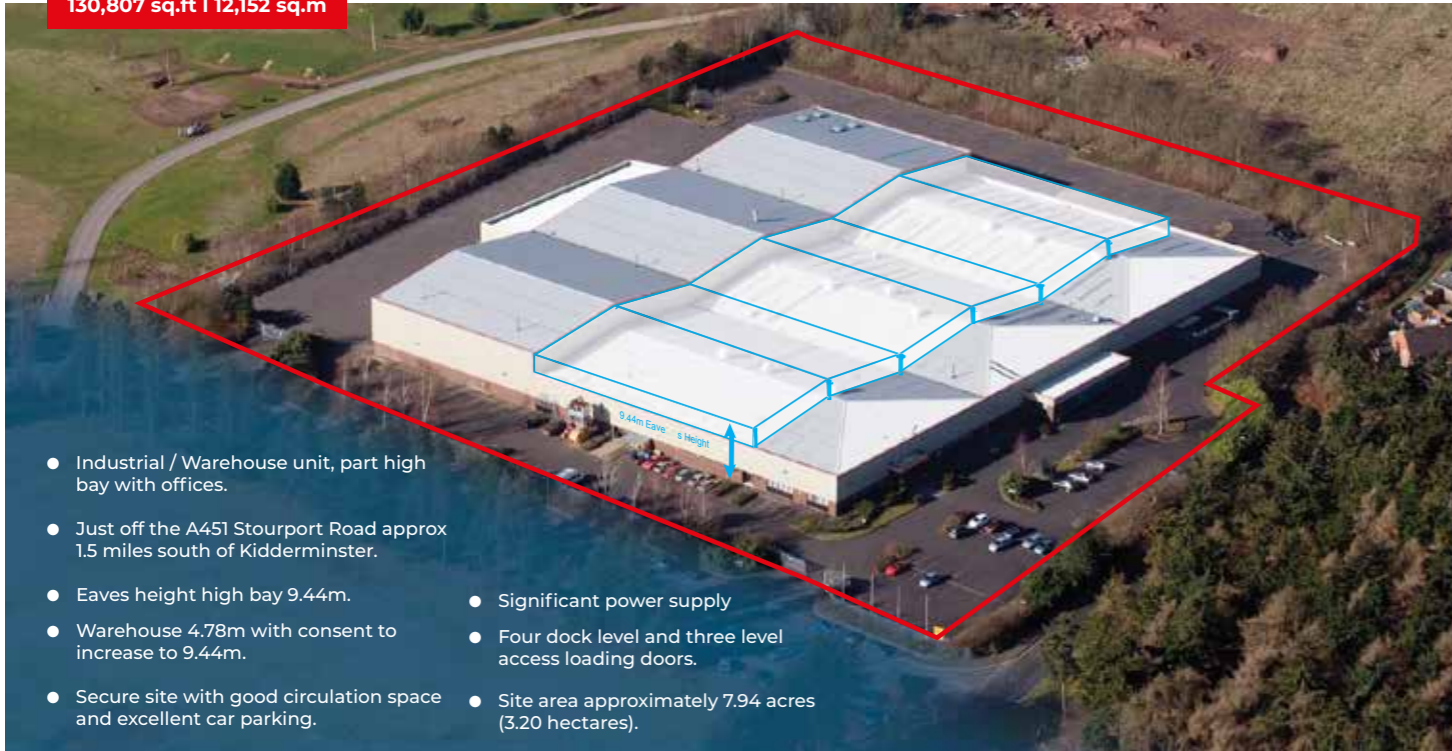
Zortech Avenue, Stourport Road, Kidderminster, DY11 7DY

Amphion Construction completed the refurbishment of this 130,807 sq.ft (12,152 sqm) industrial and warehouse complex on a secure 7.94-acre site.

The property includes a 9.44m high-bay warehouse, four dock-level and three level-access loading doors, and 12,104 sq.ft of office space, creating a modern, flexible base for logistics or manufacturing.

With a secure fenced perimeter, extensive yard space, and 324 car parking spaces, the site is designed for efficiency and scale. Located just off the A451 and minutes from Kidderminster, it combines strong regional connectivity with high-spec features, making it a stand out industrial hub.

130,807 sq.ft | 12,152 sq.m



- Industrial / Warehouse unit, part high bay with offices.
- Just off the A451 Stourport Road approx 1.5 miles south of Kidderminster.
- Eaves height high bay 9.44m.
- Warehouse 4.78m with consent to increase to 9.44m.
- Secure site with good circulation space and excellent car parking.
- Significant power supply
- Four dock level and three level access loading doors.
- Site area approximately 7.94 acres (3.20 hectares).



## Ninian Point

Ninian Way, Tame Valley Industrial Estate, Tamworth, Staffordshire B77 5DE

### Expanding Industrial Capacity at Ninian Point, Tamworth.

Amphion Construction completed Ninian Point, a major warehouse and industrial project on Ninian Way, Tamworth.

The project delivers two large units of 46,166 sq.ft and 29,784 sq.ft, providing a combined total of almost 76,000 sq.ft of high-quality space.

The development was built using steel portal frame construction and includes modern two-storey office accommodation. It also benefits from secure access, a maximum yard depth of 38m and both dock level and level access loading doors.

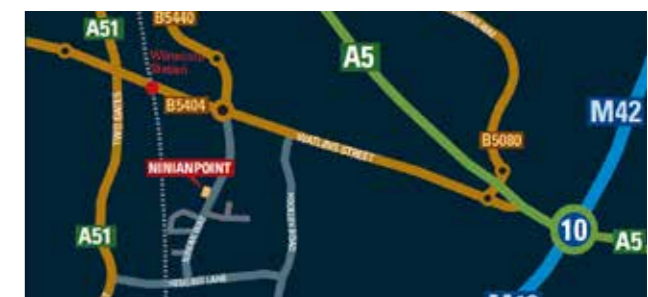
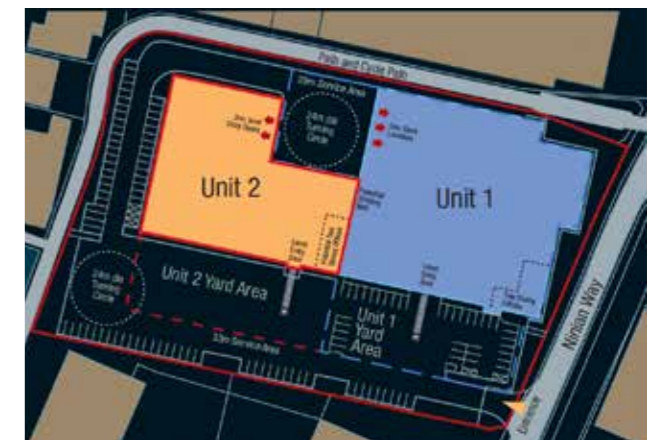
Located just 2.5 miles from Junction 10 of the M42, the site offers excellent connectivity to the M6 and wider Midlands motorway network.

Ninian Point strengthens Tamworth's position as a key hub for logistics, distribution and manufacturing.

The project highlights Amphion Construction's commitment to delivering industrial space that blends practicality with long-term value.

By focusing on modern facilities, generous yard provision and secure infrastructure, Ninian Point provides occupiers with the confidence to operate efficiently and expand sustainably within the Midlands region.

76,000 sq.ft | 7,56 sq.m



## Stirling Park

### Stirling Road, Monkspath, Solihull, B90 4NE

**Stirling Park Strengthens Solihull's Industrial Offering.**

Amphion Construction has delivered Stirling Park in Monkspath, Solihull, two modern units from 8,674 sq.ft to 20,634 sq.ft with secure yards, office space and 6m eaves height.

Just two miles from J4 of the M42, the project boosts Solihull's connectivity and provides future-ready space for growing businesses.

8,674 sq.ft to 20,634 sq.ft



## Hainge Park - Phase 1

### Hainge Road, Oldbury, B69 2NF

**Hainge Park Brings Modern Industrial Space to Oldbury.**

Amphion has delivered Hainge Park, a high-quality industrial project on Hainge Road, Oldbury.

The project introduces six purpose-built warehouse units of 2,500 sq.ft each, combining robust steel portal frame construction with contemporary elevations and a 6.5m haunch height to maximise operational space.

Built with a focus on workmanship and attention to detail, Hainge Park has been designed to provide businesses with reliable, future-ready space.

The site offers generous loading and parking areas, alongside secure, monitored estate facilities. Located just one mile from Junction 2 of the M5, it gives occupiers excellent access to the wider Midlands motorway network, with direct links to the M6, M40 and beyond.

Hainge Park further strengthens Amphion Construction's reputation for delivering durable, well-connected industrial projects that support long-term growth across the region.

2,500 sq.ft | 232 m<sup>2</sup>



## Station Road

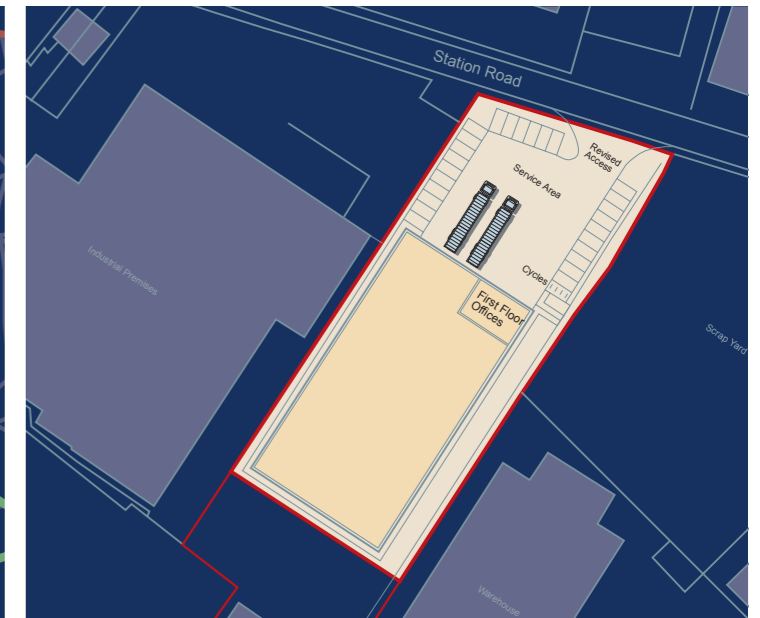
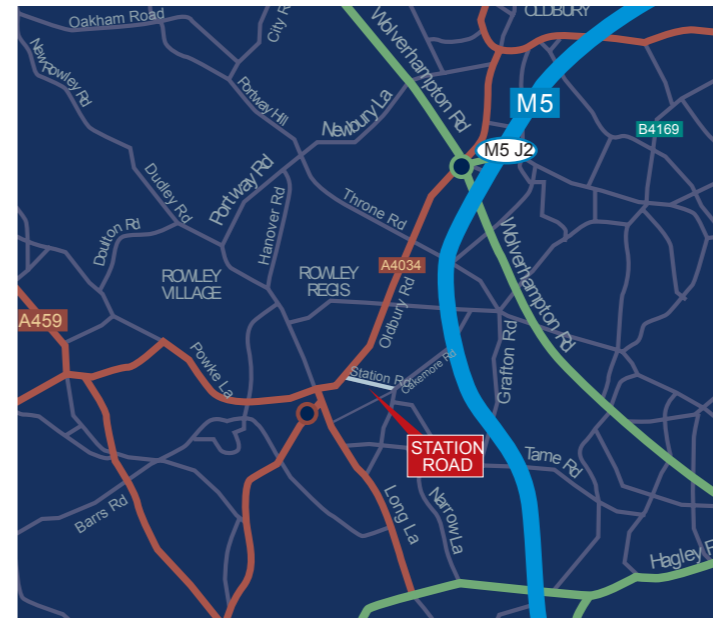
### Blackheath, Halesowen, B65 0JU

**Modern Industrial Unit Delivered in Blackheath.**

Amphion Construction has completed a new 18,628 sq.ft warehouse and industrial unit on Station Road, Blackheath, strategically located between Halesowen and Oldbury.

The project offers a 7.5m clear working height, modern insulated construction and office space across two floors. With yardage, 27 car parking spaces and excellent connectivity just 1.5 miles from Junction 2 of the M5, the development provides practical, future-ready space for a wide range of businesses.

18,628 sq.ft - 1,730.66 m<sup>2</sup>



## Eastern Park

Eastern Avenue, Lichfield, Staffordshire WS13 7SB

### Eastern Park, Lichfield: Refurbishing for Modern Industry.

At Eastern Park in Lichfield, a major refurbishment project transformed two large bays into a series of flexible industrial and warehouse units. The scheme provided more than 35,000 sq.ft of high-quality space.

The work involved a full modernisation of the existing structures, including new roller shutter doors, upgraded WC and kitchenette facilities, improved office space and a range of internal enhancements to create a clean, efficient environment. With eaves heights between 5.8 and 6.75 metres, the refurbished units offer increased storage, production capacity and flexibility for growing businesses.

Externally, the estate was reconfigured with designated car parking, generous service yards, CCTV, monitored entry and improved lighting, creating a safe and practical setting for occupiers. Situated just one mile from Lichfield city centre and close to the A38 and M6 Toll, the scheme combines strong transport links with easy local access. The completed project extended the life of the buildings while creating a modern, adaptable industrial hub, showcasing how refurbishment can unlock potential and deliver long-term value.



Units From 3,080sq.ft – 35,850sq.ft | 286.14sqm – 3330.57sqm



## Hainge Park - Phase 2

Hainge Road, Oldbury, B69 2NF

### High-Quality Industrial Space at Hainge Park, Oldbury.

Amphion delivered the next stage of Hainge Park in Oldbury.

This latest phase adds two purpose-built units, with Unit 1 offering over 25,500 sq.ft of high-quality warehouse and office space, alongside Unit 2 which provides an additional 2,869 sq.ft.

The development combines robust steel portal frame construction with modern elevations, generous yards and secure parking.

With monitored CCTV and perimeter fencing, the site is designed to give businesses both flexibility and peace of mind.

Just a mile from Junction 2 of the M5, Hainge Park continues to set the standard for well-connected, future-ready industrial space in the Black Country.



## Bayton Park

Batton Road, Coventry, CV7 1EL

### Bayton Road Refurbishment Delivers Over 99,000 sq.ft of Industrial Space.

Amphion Construction has refurbished Bayton Road Industrial Estate in Coventry, transforming four warehouse units into modern, high-quality space.

Together the units provide more than 99,000 sq.ft (9,200 m<sup>2</sup>), ranging from 11,300 sq.ft to 39,025 sq.ft, with the flexibility to be combined if required.

Each unit benefits from a full modernisation, including new loading doors, improved yard access and upgraded facilities to meet the demands of today's occupiers.

With clear internal heights of up to 9 metres, the units offer excellent capacity for storage, production and distribution.

Ample car parking and a secure setting further strengthen the appeal of the site.

Located just one mile north of Junction 3 of the M6, Bayton Road provides superb access to the motorway network, connecting occupiers quickly to the M1, M69 and wider Midlands region.

The project adds long-term value to one of Coventry's most established industrial estates, underlining Amphion Construction's role in delivering adaptable and future-ready space across the Midlands.

11,300 sq.ft - 99,159 sq.ft



## Amphion Delivers Roofing & Cladding for West Bromwich Albion's East Stand.

Amphion were commissioned to manufacture, at their Tipton site, the roofing and cladding for the brand-new East Stand at West Bromwich Albion Football Club.

This project combined technical expertise with precision delivery, ensuring the stand was not only structurally sound but also visually impressive for thousands of supporters who fill the ground week in, week out. Every detail was handled with care.

The result is a modern, durable finish that reflects both the club's heritage and Amphion's reputation for delivering large-scale projects to the highest standard.



Amphion manufactured the roofing and cladding on the East Stand.

**West Bromwich Albion**  
The Hawthorns, West Bromwich, B71 4LF

## New Factory Build 150,000 sq.ft

For a Local Media Company, in Swindon. It was purposely built on a old derelict site which was demolished by Patrick Williamson of Cawarden to make way for the new unit.



150,000 sq.ft

### Purpose-Built Media Facility Completed by Amphion Construction.

Amphion delivered a purpose-built 150,000 sq.ft factory in Swindon for a leading local media company.

Designed and constructed to meet the client's operational requirements, the facility provided large-scale manufacturing space with integrated offices and modern infrastructure.

The project highlights Amphion's capability to deliver complex, high-volume industrial schemes, combining functionality with quality construction to support the growth of ambitious businesses.



## Purpose Built 60,000 sq.ft Unit

For Aggreko, Swindon. It was built on a old derelict factory site which was demolished by Patrick Williamson of Cawarden to make way for the new unit.

Amphion designed and constructed a 60,000 sq.ft purpose-built facility in Swindon for Aggreko, the global leader in mobile power and energy solutions.

The development was tailored to meet Aggreko's specific operational requirements, incorporating expansive industrial space with modern office accommodation, secure yard areas, and the infrastructure needed to support large-scale logistics and technical operations.

From concept through to completion, Amphion managed every stage of the project, ensuring the facility was delivered on time and to the highest specification. The building not only provides Aggreko with a functional and efficient base for its UK operations but also stands as a testament to Amphion's ability to deliver bespoke facilities for international businesses. By combining quality construction with long-term value, Amphion continues to support the growth of industry leaders through innovative and reliable project delivery.



60,000 sq.ft



### Client Testimonial

“Over the last year Aggreko has worked closely with the Amphion team on a new site for Aggreko based in Swindon. The project was a new build over a 4.5 acre site and will be our main hub in the South of England.

I'd like to express our thanks to Paul Doolan and all the team involved, the works are now nearing completion and it's been a pleasure dealing with this experienced, professional team of people.

The daily working arrangements were made easy by a real willingness to work with us. Our requests to visit site were granted quickly and the ability to store fleet on site really helped us reduce our logistics bill this summer as fleet came off hire.

The project hasn't always gone to plan, as we're good at changing our minds. Paul and the team really understood our challenges and worked with us to ensure we got the site right for us. The teams help and support to get us up and running and operational ASAP has been exceptional. Moving forward now as our Landlord I'm sure this relationship will continue and develop.

Everyone whose visited the site, including our CEO Chris Weston, has been delighted with the site. We're very pleased with the level of workmanship delivered by Anthony Bowen and his team at Amphion.

I would have no hesitation in recommending this team and looking forward to working with this team again in the future.

**Katrina Holdcraft - Clients Project Manager**  
Aggreko UK

## 40,000 sq.ft Purposely Built New Unit For G.E Power West Avenue, Kidsgrove.



### Client Testimonial

“ On behalf of GE Power Conversion, Kidsgrove, I would like to thank you and your team for completing the new warehouse and site upgrade project on time and to budget. The process of actually getting the project approved had been long and torturous but once the go ahead had been given, you set about the project in a very professional manner.

Both the site upgrade work and the construction of the new warehouse had to be undertaken in such a way as to allow normal operations to continue as we both tried to share the same space. Demolition of the old canteen building and the construction of the new warehouse involved some fairly major civil works, both of which generated some challenges along the way. Your respect of our need to maintain operations throughout, giving us time to prepare and time to communicate to our employees is recognised and is much appreciated.

The project timescales were very tight, particularly with respect to the new warehouse. As a business we were being driven hard to vacate the previous premises at the end of the lease term with no possibility of an extension. Your accommodation of our needs, particularly with respect to early entry to the warehouse was a key factor in enabling us to meet pressing timescales. We also appreciate your readiness to consider and accept some of our own preferences for how the project was to be delivered.

The day-to-day working arrangements at all levels were made all the easier by a real willingness on both sides to get the job done. We are delighted with the new car park and many employees have commented favourably about its design. We can now relax when it rains following the installation of new roofs to the factory and offices and we are now able to turn the heating down as we enjoy the benefits of new windows which actually close properly. The new warehouse is now operational and we are settling in to our new operating rhythm as we capitalise on the benefits of having our production material close at hand. We are pleased with the standard of workmanship delivered by Amphion Construction and would have no hesitation in working together with them in any future project.

**Stephen Beattie - Operations Development Manager**  
GE Power Conversion UK Ltd

## New 45,000 sq.ft Purposely Built Unit For Beltrami Nature Store, Halesowen.



### Client Testimonial

“ Beltrami UK Ltd being Mable & Granite Wholesalers had specific requirements for a new warehouse in the West Midlands as we out grew the old rented warehouse in Dudley. After searching for a year we were introduced to the Amphion by an Estate Agent. Amphion took us to various sites they were involved in and finally showed us a new development they had at the above address.

We sat down with Amphion and Paul White Associates to design a new warehouse to our specific needs including gantry cranes, loading bays, specific parking, offices and showroom. After various meetings and understanding/interpreting our needs, in July 2008 we agreed to the purchase of the new warehouse.

The construction work commenced in September 2008 using Amphion Construction as the main contractor. Paul White Associates also acted as project managers liaising with us with regular monthly site meetings during the construction to keep us informed and involved with all the decisions. Some of the smaller changes in the design during the construction were included in the original costings. It was completed on time for us to move into in March 2009 to avoid any further charges on our previous rented warehouse.

All our needs were met and we are still very pleased with the standard of the workmanship. Amphion Construction was very quick and well organised in coordinating all the different types of tradesmen on site. We have been operating from the site for 5 years now and have had no issues with any part of this project. The whole process went very smoothly and we would recommend the above team of companies to anyone. If any company wishes to come and see our warehouse you will be more than welcome to visit us and discuss the above.

**Martin Dolby - UK Managing Director**  
Beltrami UK LTD

**Amphion Court, 9 New Starter Units Tipton. From 1500 to 3500 sq.ft**



**25,000 sq.ft New Purpose Built Storage Unit for Sure Store Eastern Avenue Lichfield.**

Ground treatment works were done by Patrick Williamson of Cawarden making way for building to commence on site.



# Amphion Commences Work on the old Fordarth Foundry Site, Brandon Way.

**The Fordarth Foundry site at Brandon Way, before re-development.**

Once a disused 16-acre plot, the site was fully cleared through demolition before being transformed into a modern industrial estate.

Amphion went on to construct a 40,000 sq.ft unit with offices for AFI Plant Hire, an 85,000 sq.ft facility for PSG Global Logistics, and a 50,000 sq.ft factory for Giffords turning a redundant site into a thriving hub for business and industry.

Prior to work beginning...



Site Inspection, before works started.



# Old Fordarth Site, Brandon Way West Bromwich, B70 8BG

Acting as both developer and main contractor, we took full responsibility for every stage of the project from land acquisition and planning through to construction and handover.

The scheme delivered three purpose-built industrial units ranging from 57,000 to 80,000 sq.ft, creating over 200,000 sq.ft of high-specification warehouse and distribution space. Designed with modern occupiers in mind, the units feature expansive roof spans, robust cladding systems, and excellent access to the M5 motorway, making them ideally suited for logistics and manufacturing businesses.

By managing the entire process in-house, Amphion ensured the development was delivered efficiently, to the highest standard, and on schedule. Brandon Way now stands as a landmark industrial development in the region a clear example of Amphion's ability to take projects from land purchase through to completed, high-value assets that support local and regional growth.

15,000 – 80,000 sq.ft



## Bottom Part of the Old Fordarth Site, Brandon Way AFI Group Of Companies Site - Phase 1

### The First Step in Transforming Brandon Way, Albion Road.

The transformation of Brandon Way began with Phase One, a purpose-built 40,000 sq.ft facility for AFI Uplift Limited on a 2.23-acre site fronting Albion Road in West Bromwich.

Designed to modern specifications, the unit featured 8-metre eaves, three level access doors, office space, 42 parking bays and a secure yard. Completed in July 2018, it was pre-let on a 15-year lease with no breaks, generating £150,000 per annum. This first build set the benchmark for Brandon Way's regeneration, proving Amphion's ability to deliver high-quality industrial units on time and to specification.

40,000 sq.ft



### Client Testimonial

“ I write on behalf of AFI group of companies and in reference to the 2.25 acre new build project you undertook for us in West Bromwich in 2018. With the lease on our local depot approaching its expiry date and having a need for larger, more modern premises we quickly realised that there was no suitable existing properties available. The natural next step was to look at the possibility of a new build property constructed specifically to our requirements.

This was a daunting proposition given it was not something we'd ever undertaken previously or had any experience of. From the moment we engaged with Amphion the concerns quickly receded. From the planning stage through to completion the entire project went extremely well.

We were involved at every stage and our opinions sought, considered and advised upon. The complex process was clearly explained in language we could understand and we were kept very well informed throughout. Once construction began regular site meetings took place and updates were provided. Given we were out of our comfort zone with a project of this type Amphion and their contractors made every effort to involve us and explain each step. As such we always felt fully in control of the project.

The completed property is exceptional and has become our flagship site in the UK. The quality, design and appearance is really very impressive. We learnt a lot from working with Amphion and wouldn't hesitate to work with them again should ever the need arise.

I'd like to take this opportunity to thank Anthony and all of the Amphion team for their assistance, support, professionalism & helpfulness throughout the project and for the outstanding property they've provided.

**Nick Higgins - Managing Director**  
AFI Group Services

## Middle Part of the Old Fordarth Site, Brandon Way PSG Global Logistics Site - Phase 2

### 80,000 sq.ft unit built for PSG Logistics.

In the middle section of the old Fordarth site, Amphion designed and constructed an 80,000 sq.ft state-of-the-art industrial unit. Purpose-built to modern specifications, the building was delivered with expansive floor space, high-quality materials, and the infrastructure required for large-scale logistics operations.

Completed to the highest standard and sold to PSG Logistics, the development has provided the company with a flagship facility that supports both their day-to-day operations and their long-term growth ambitions.

80,000 sq.ft



**Top Part of the Old Fordarth Site, Brandon Way**  
**Giffords Pallets Site - Phase 3**

**Phase Three at Brandon Way: Giffords Pallets new factory.**

The final phase of the Brandon Way redevelopment saw Amphion construct a brand-new 50,000 sq.ft factory for Giffords at the top part of the old Fordarth site. Built to modern specifications, the facility provided expansive floor space, integrated office areas and secure external yards designed to support the company's operations.

Completed to the highest standard, the development marked the conclusion of the Brandon Way scheme and reinforced Amphion's ability to deliver high-quality industrial units from concept to completion.

50,000 sq.ft



**Top Part of the Old Fordarth Site, Brandon Way**  
**Giffords Pallets Site - Phase 3**



Rob Gifford, Giffords Founder.



## In 2005, Amphion commenced work on the former Delta site on Albion Road, Greet's Green.

**A derelict and run-down factory complex.**

The site was completely transformed through a programme of demolition, refurbishment and new-build construction, with a total investment of around **£3 million**. Once complete, the redeveloped estate was sold to investors for more than £20 million, delivering a significant return and showcasing Amphion's ability to unlock the potential of brownfield sites and create long-term value through regeneration.



## Delta Works Albion Road

### How We Found The Site...



Amphion refurbished the old Delta works office block and was let out to the NHS, but has since been demolished.



**Delta Works Redevelopment**  
New 40,000 sq.ft units built on the old Delta site.



**Delta Works Redevelopment**  
3 Refurbished Units on the Delta Works Site



**New Purposely Built Offices for Atkore Unistrut**  
At the demolished bottom part of the old Delta Works site



**Purposely Built Unit for Travis Perkins**  
At the demolished bottom part of the old Delta Works site



## The Former Toys R Us Site, Birchley Island Retail Park Birchfield Lane, Oldbury - Before Refurbishment

### From Derelict to Destination: Birchley Island Retail Park

When Amphion Construction first took on the former Toys 'R' Us site in Oldbury, the building was derelict, tired, and standing as a stark reminder of lost retail space in the West Midlands. Vacant and deteriorating, it was in urgent need of vision and investment.

Amphion led a full subdivision and refurbishment, transforming the empty shell into Birchley Island Retail Park a thriving new shopping and leisure destination. The redevelopment delivered multiple high-quality retail and leisure units, now home to household names including B&M (with an external garden centre), Farmfoods, JD Gyms, Swim!, and McDonald's.

Alongside the refurbishment, Amphion also constructed a brand-new standalone Tim Hortons drive-thru restaurant, adding a strong anchor to the park and creating a new landmark for passing trade. To support future demand, a 12-bay EV charging hub was also installed within the car park, aligning the scheme with modern sustainability needs.

Now fully operational and fully occupied, Birchley Island Retail Park has not only created jobs and boosted local amenities, but also restored a neglected site into a vibrant, high-performing destination a clear example of Amphion Construction's ability to deliver regeneration projects with lasting community and commercial impact.



## Birchley Island Retail Park Birchfield Lane, Oldbury - After Refurbishment



## Amphion Builds £12million Manufacturing Plant for English Billionaire Dame Mary Perkins.

Amphion designed, built and fully fitted out a purpose-built 80,000 sq.ft, £12 million manufacturing plant for Lens Online.

Creating a state-of-the-art facility tailored to their specialist production needs. From initial planning through to construction and interior fit-out, every stage was managed in-house to ensure the highest standards.

Commissioned by Dame Mary Perkins, co-founder of Specsavers and one of the UK's most successful entrepreneurs. The project highlights Amphion's ability to deliver complex, large-scale developments that combine quality, functionality and long-term value.

The site after Patrick Williamson of Cawarden had demolished all of the existing buildings and proof dug the site ready for construction.



## Specsavers - Lens Online Manufacturing Plant, Kidderminster

Work in progress...



80,000 sq.ft

## Specsavers - Lens Online Manufacturing Plant, Kidderminster

The site after Amphion had completed the build.



## Specsavers' founder sees bright future ahead with new Kidderminster centre.

The founder of optician giant Specsavers officially opened the company's new multi-million pound Kidderminster manufacturing and distribution centre.

Dame Mary Perkins cut the ribbon on the £12million facility at Stourport Five which houses Specsavers' existing operations and will create more than 200 new jobs over the next few years.

Construction took 11 months and was completed on schedule in November last year. International Glazing Services (IGS) and Lens Online moved into the two new units in phases and this was completed last month.

Dame Mary said: "Ever since we set up Specsavers in 1984 it has been important for us to oversee our own manufacturing, to be able to control quality and staff conditions while at the same time being able to pass our cost savings on to all Specsavers stores and their customers."

Simon Holloway, director of manufacturing and distribution at Specsavers, said: "We are delighted to be operating from our new facilities at Stourport Five.

"Both businesses have gone through a significant amount of change relocating to the new premises and have continued to deliver excellent service to the Specsavers Stores.

"We are already seeing huge productivity benefits from operating from these premises and have seen a reduction in carbon footprint." Finally, I would like to thank all of the teams involved in making this project go as smoothly as it did."

The new facility will allow Specsavers to double its capacity, future proofing the business for the next 15 to 20 years. This expansion will create more jobs in the local area, with up to 200 more positions over the next five years.

Around 400 staff currently work at the new site and enjoy improved facilities including two canteens, a games area, as well as a climate controlled working environment and more ergonomic work stations.

Mike Parker, Wyre Forest District Council's Director for Economic Prosperity and Place said: "Seeing Specsavers invest in these two fine buildings is really positive for the company and their employees and Kidderminster.

"It is an excellent example of private and public sectors working together to make new development as straightforward and accessible as possible.

"The creation of this superb new Specsavers facility was completed without the need for planning permission as the company were able to utilise the Council's Local Development Order (LDO).

"The LDO was adopted by Wyre Forest District Council to simplify the planning process and enable businesses to invest in the local area with minimum legislation. Our intention is to establish a business friendly environment which is also great for jobs.

"So far, the LDO policy has benefited several local businesses and boosted job opportunities. We are very pleased to be part of the celebration of this new chapter for Specsavers and for the area as a whole."



Dame Mary Perkins, Founder of Specsavers.

The following 12 pages are PHOTOS and reference to the R32 portfolio, showing units that Amphion had newly built or refurbished.

These were either pre-let or let after, once let the R32 portfolio was sold for in excess of £100 million to an investment fund.

**Amphion Construction has demonstrated the scale and diversity of its capabilities with the development and sale of a £100 million regional industrial portfolio, comprising 32 properties plus more than 1.8 million sq.ft of space across the UK.**

The portfolio brought together 24 single-let assets and 8 multi-let estates, with properties located predominantly in the West Midlands alongside key sites stretching from Maidstone to Manchester.

Occupied by a broad range of national and regional businesses, including Jewson, SIG, Steinhoff UK Group and Servosteel, the platform provided both security of income and significant opportunities for growth.

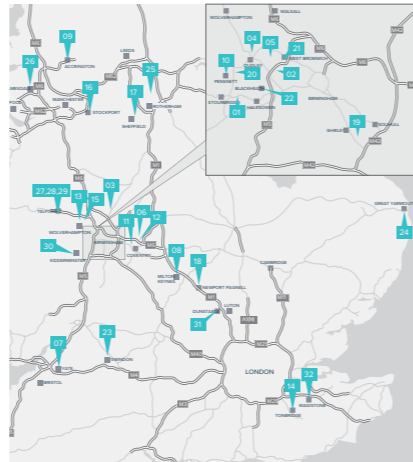
In total, the properties delivered a Gross Internal Area of 1,848,409 sq.ft, with a passing rent of £7.1 million per annum at the time of sale. With average rents of just £3.84 per sq.ft and a reversionary potential of £8.57 million per annum, the portfolio represented a strong investment with long-term upside. A weighted average lease term of nearly eight years, and occupancy from 45 tenants across diverse sectors, added further stability.

Amphion's work in developing and repositioning the portfolio included refurbishments, modernisations and estate enhancements from the transformation of multi-bay warehouses in Lichfield, to large-scale upgrades at Bayton Road in Coventry and Eastern Park in Dunstable. The strategy combined asset management with construction expertise, maximising both the immediate value and long-term potential of each site.

This £100 million transaction is a clear example of Amphion Construction's ability to deliver large, complex and multi-site programmes, creating value for investors while meeting the operational needs of a wide range of occupiers. It highlights the company's role not only as a trusted contractor but as a partner capable of shaping industrial estates into modern, efficient and resilient platforms across the UK.

**Locations**

01	The Hayes, Lye, Stourbridge DY9 8RS	17	Units 1-9, Parkway Link, Kettlebridge Road, Sheffield S9 3AJ
02	Unit 1 & 3, Popes Lane, Oldbury B69 4PA	18	Units A & B, Jenna Way, Interchange Park, Newport Pagnell MK16 9QJ
03	Eastern Park, Eastern Avenue, Lichfield WS13 7SB	19	Stirling Park, Shirley, Solihull B90 4NE
04	Unit 47, Coneygre Industrial Estate, Tipton DY4 8XP	20	Unit 18 Brewins Way, Hurst Business Park, Brierley Hill DY5 1UF
05	Albion Road, West Bromwich B70 7JF	21	Units 1 & 2, Kelvin Way, West Bromwich B70 7TN
06	Bayton Road Industrial Estate, Exhall, Coventry CV7 9EL	22	Acorn Park, Vernon Road, Blackheath, Halesowen B62 8EG
07	Badminton 56, Badminton Road, Yate BS37 5JX	23	Units 36-37, Techo Trading Estate, Ganton Way, Swindon SN2 8ES
08	Dawson Road, Mount Farm Estate, Milton Keynes MK1 1JP	24	Boundary Road, Great Yarmouth NR31 0JY
09	Unit A, Huncoat Business Park, Accrington BB5 6NJ	25	Fields End Business Park, Goldthorpe, Rotherham S63 0JF
10	High Street, Pensnett DY1 2HA	26	1 Gerrard Place, Skelmesdale WN8 9SU
11	Units 18-19, Torrington Avenue, Coventry CV4 9HB	27	Unit G, Halesfield 14, Telford TF7 4QR
12	Unit 2A, Longford Industrial Estate, Coventry CV6 6BP	28	Unit E, Halesfield 10, Telford TF7 7DP
13	Fordhouse Road, Wolverhampton WV10 9DZ	29	Unit G, Stafford Park, Telford TF3 3BB
14	1 Morley Road, Tonbridge, Kent TN9 1RA	30	Units 1 & 2, Haynes Point, Stourport Road, Kidderminster DY11 7PZ
15	Racecourse Industrial Estate, Wolverhampton WV6 0QU	31	Eastern Avenue, Dunstable TN9 1RA
16	Galleon House, Newby Road, Hazel Grove, Stockport SK7 5DA	32	75 Campbell Road, Maidstone ME15 6PY



**Portfolio R32**



**01 The Hayes**  
Lye, Stourbridge, DY9 8RS

- Modern detached warehouse (2009) fronting A458, 1.5 miles Stourbridge, 2.5 miles Halesowen.
- 8m eaves, 5 loading doors (3 dock level), 5% offices, secure yard, 75 car spaces.
- 60,064 sq.ft on 2.98 acres (43.6% cover).
- Let to Select Hardware Ltd on 10-year lease from May 2017, £300,950 pa (£5.01 psf, ERV £5.50).
- 8.9 yrs to expiry / 3.9 yrs to break; Freehold.

**Portfolio R32**



**02 Units 1 & 3**  
Popes Lane, Oldbury B69 4PA

- Two detached units (2006) near A457, 1.5 miles J2 M5, 5 miles Birmingham.
- 64,339 sq.ft on 4.23 acres (35% cover), fenced, gated, CCTV.
- Unit 1: 23,637 sq.ft, let to Industrial Dielectrics, £97k pa.
- Unit 3: 40,702 sq.ft, let to Jewson, £212.5k pa.
- WAULT 3.2 yrs; Freehold (excl. canal towpath strip)

**Portfolio R32**



**03 Eastern Park**  
Eastern Avenue, Lichfield WS13 7SB

- Multi-let industrial estate with two terraces rebuilt 2009/10, 2 miles from Lichfield centre on Eastern Ave (A5192), 2 miles from A38.
- Gated, fenced site with 8 units.
- 49,300 sq.ft on 3.5 acres (32.3% cover).
- 5 occupiers incl. De Montford Fine Art, Dignity Funerals, Home Décor GB.
- Rent £265,820 pa (£5.39 psf, ERV £5.50), WAULT 3.3 yrs; Freehold.

**Portfolio R32**

**04 Unit 47**  
Coneygre Industrial Estate, Tipton DY4 8XP



- Link-detached warehouse/manufacturing unit, refurbished in 2007
- Located on Coneygre Industrial Estate, close to Dudley town centre and 2.5 miles from J2 of the M5
- Total floor area 30,777 sq.ft on 1.54 acres (45.9% site cover)
- 5.5m eaves, three bays and three level access loading doors
- Fenced and gated site with secure yard
- Let to Naylor Drainage Ltd on a 10-year lease from Dec 2007, passing rent £105,000 pa; renewal proceedings underway at £125,000 pa (£3.90 psf)
- ERV £4.25 psf, with 5 years to expiry
- Freehold interest



**05 Albion Road**  
West Bromwich B70 7JF



- Brand new detached warehouse/industrial unit, completed July 2018
- 19,127 sq.ft on 2.23 acres (19.7% site cover)
- Located on Albion Road, approx. 2 miles from J2 of the M5 motorway
- 8m eaves, three level access loading doors, 42 car spaces and 10% office content
- Perimeter fencing and secure yard provision
- Pre-let to AFI Uplift Ltd on a 15-year lease with no breaks, rent £150,000 pa
- Lease completes 10 days after practical completion (30 July 2018)
- Freehold



**Portfolio R32**

**Portfolio R32**

**07 Badminton 56**  
Badminton Road, Yate BS37 5JX



- Detached unit under rebuild (completion Oct 2018) on Badminton Road Industrial Estate, Yate, with direct A432 access.
- Good motorway links: M4 J19 (7 miles), M5 J19 (10 miles), 12 miles NE of Bristol.
- 56,078 sq.ft on 2.80 acres (43.8% cover), steel portal frame, 6.4m eaves, 4 loading doors, 58 car spaces.
- Stripped back to frame and fully rebuilt; fenced, gated and secure site.
- Offered with 12-month rent guarantee at £6.00 psf; Freehold.

**Portfolio R32**

**08 Dawson Road**  
Mount Farm Estate, Milton Keynes MK1 1JP



- Detached warehouse/industrial unit, re-clad 2014, on Mount Farm Industrial Estate, 4 miles from J14 M1 and MK rail station.
- 32,291 sq.ft on 2.03 acres (36.7% cover).
- Let to Brauer Ltd on 5-year lease from Dec 2017 at £115k pa (£3.56 psf, ERV £4.00 psf).
- Additional £7,262 pa income from telephone mast (shared with tenant).
- WAULT 4.4 yrs; Freehold.

**Portfolio R32**

**09 Unit A**  
Huncoat Business Park, Accrington BB5 6NJ



- Detached warehouse/manufacturing unit, rebuilt 2007, on Huncoat Industrial Estate, 2 miles NE of Accrington, 2 miles J8 M65.
- 78,889 sq.ft on 4.43 acres (40.9% cover), 10m eaves, 8 loading doors (2 level access), re-roofed 2007.
- Fenced site with 3 access points.
- Let to Steinhoff UK Group Properties Ltd, renewed Dec 2017 at £240k pa (£3.42 psf, ERV £4.00 psf), 5-year term with breaks in yrs 3 & 4.
- 4.4 years to expiry / 2.4 to break; Freehold.

**Portfolio R32**



**10 High Street**  
Pensnett DY1 2HA

- Large manufacturing unit (1960s) with 2007/2010 extensions and separate office.
- On A4101 by Dudley Southern Bypass, 2 miles SW of Dudley centre.
- 192,839 sq.ft on 15.6 acres (28.4% cover); part SSSI, 2 acres excluded.
- 13m eaves, 65,000 sq.ft extension, secure site with hut & weighbridge.
- Let to Servosteel on 20-year lease from Sept 2015, £715k pa; 16.7 yrs to expiry; Freehold.

**Portfolio R32**



**11 Units 18-19**  
Torrington Avenue, Coventry CV4 9HB

- Two detached units on Torrington Ave, 3 miles Coventry centre, 8 miles J6 M42.
- Unit A: 57,726 sq.ft, rebuilt 2017; 3.6–6.1m eaves, 6 doors.
- Unit B: 27,154 sq.ft, 1990s build; 6–6.3m eaves, 2 doors.
- Total 84,880 sq.ft on 4.08 acres, let to Ecotech Europe Ltd on 10-year lease from Aug 2017 at £339.4k pa (£3.95 psf, ERV £4.50).
- Long leasehold (150 yrs from 2017, £40k pa, RPI reviews); 9.1 yrs to expiry / 4.1 yrs to break.

**Portfolio R32**



**12 Unit 2A**  
Longford Industrial Estate, Coventry CV6 6BP

- Semi-detached industrial unit (1970s) with steel portal frame, on Bedworth Road, less than 1 mile from J3 M6 and 3 miles N of Coventry.
- 6m eaves, brickwork to 5m, one level access door, shared yard.
- 25,500 sq.ft on 1.11 acres (52.9% cover).
- Let to SIG Trading Ltd (Sheffield Insulation) on 5-year lease from Sept 2017 at £100k pa (£3.92 psf, ERV £4.00 psf), break Sept 2020 with £75k penalty.
- 4.2 years to expiry / 2.2 years to break; Freehold.

**Portfolio R32**



**13 Fordhouse Road**  
Wolverhampton WV10 9DZ

- Three detached industrial units (1970s) on Fordhouse Industrial Estate, 2 miles N of Wolverhampton, 3 miles S of J2 M54.
- Steel portal frame, 5.5m eaves, shared yard/parking, fenced and gated.
- 67,290 sq.ft on 3.05 acres (50.7% cover).
- Let to RMIG Ltd on 5-year lease from Sept 2015 at £165k pa (£2.45 psf, ERV £4.00 psf).
- 2.2 years to expiry; Freehold.

**Portfolio R32**



**14 1 Morley Road**  
Tonbridge, Kent TN9 1RA

- Detached unit converted to showroom/workshops in Tonbridge, 1 mile from centre, near A26/A21, 9 miles J5 M25.
- Forecourt and customer parking.
- 27,662 sq.ft on 1.37 acres (46.3% cover).
- Let to Volkswagen Group UK Ltd on 20-year lease from 2008 at £175k pa; rent review notice at £205k.
- 9.5 years to expiry; Freehold.

**Portfolio R32**



**15 Racecourse Industrial Estate**  
Wolverhampton WV6 0QU

- Two semi-detached units (1980s) near A449, 0.75 miles Wolverhampton, 2.5 miles J2 M54.
- Steel portal frame, six bays, yards/parking front & rear.
- Unit 1/3: 20,866 sq.ft, vacant July 2018, 12-month rent guarantee at £4 psf.
- Unit 4/6: 18,100 sq.ft, let to Wolverhampton City Council, £55k pa (£3.04 psf).
- Total 38,966 sq.ft on 2.03 acres, WAULT 4.5 yrs / 2.5 yrs; Freehold.

**Portfolio R32**



**16 Galleon House**  
Newby Road, Hazel Grove, Stockport SK7 5DA

- Detached 1970s warehouse on Newby Road Industrial Estate, 3 miles south of Stockport and 10 miles from Manchester.
- 109,300 sq.ft unit on 5.12 acres (49% site cover), steel portal frame with 3.5–5m eaves, secure fenced and gated yard.
- Let to Oxendale & Co Ltd on a 63-year lease from 1967, with 14-yearly rent reviews (next in 2023).
- Current rent £240,000 pa (£2.20 psf), ERV £4.00 psf; underlet to Entertainment Magpie Ltd until 2021 at £180,000 pa.
- Freehold with 12.44 years to expiry.

**Portfolio R32**



**17 Units 1-9, Parkway Link**  
Kettlebridge Road, Sheffield S9 3AJ

- Multi-let estate (1980s) on Parkway Industrial Estate, Sheffield, 2 miles from city centre, 5 miles J33 M1.
- 9 units (8 terraced, 1 detached), steel portal frame, 4.75m eaves.
- 54,839 sq.ft on 2.78 acres (45.3% cover), fenced with yards/parking.
- Tenants: Safety Engineering, A1 Towing, Premier Care Direct, Rich Tone Music.
- Rent £197,500 pa (£3.60 psf, ERV £5.00 psf), WAULT 4.1 yrs; Freehold.

**Portfolio R32**



**18 Units A & B, Jenna Way**  
Interchange Park, Newport Pagnell MK16 9QJ

- Two interlinked semi-detached warehouses on secured site, south of Newport Pagnell, 2 miles from J14 M1.
- Built 1990s, steel portal frame, 6.5m eaves, ground and first-floor offices.
- 32,430 sq.ft on 1.63 acres (45.6% site cover).
- Let to Smiths News Trading Ltd on 5-year lease from Dec 2016, £170k pa (£5.24 psf, ERV £6.50 psf).
- 3.4 years to expiry; Freehold.

**Portfolio R32**



**19 Stirling Park**  
Shirley, Solihull B90 4NE

- Two semi-detached units (late 1990s) in Shirley, 2.5 miles SW of Solihull, near J4 M42.
- Steel portal frame, 6.5m eaves, offices, 2 loading doors.
- Unit 2: 8,653 sq.ft, let to Sky In-Home Services, £51,384 pa.
- Unit 3: 8,654 sq.ft, let to Crescent Press, £64,000 pa.
- Total 17,307 sq.ft on 1.66 acres, WAULT 2.5 yrs, ERV £8 psf, Freehold.

**Portfolio R32**



**20 Unit 18, Brewins Way**  
Hurst Business Park, Brierley Hill DY5 1UF

- Semi-detached industrial/warehouse unit (early 1990s), near Merry Hill Shopping Centre, 2.5 miles SW of Dudley.
- 14,330 sq.ft on 0.97 acres (34% site cover).
- Steel portal frame, 6.5m eaves, offices over two floors, parking to front, service yard to rear.
- Let to D-S Brooks Ltd on 5-year lease from Dec 2015, £59k pa rising £1k annually (ERV £5.00 psf); tenant in occupation since 2010.
- 2.4 years to expiry; Virtual Freehold (999-year lease from 1993, peppercorn rent).

**Portfolio R32**



**21 Units 1 & 2,**  
Kelvin Way, West Bromwich B70 7TN

- Two 1970s industrial units on a self-contained estate near West Bromwich, 1.5 miles from J1, M5.
- Steel portal frame, asbestos cladding, 5.5m eaves.
- Unit 1: 33,285 sq.ft, let to Pilkington Automotive Ltd, £100k pa (£3.00 psf).
- Unit 2: 21,045 sq.ft, let to The Polish C&C Ltd, £60k pa (£2.85 psf, break Oct 2018).
- Total site 2.64 acres (47% cover), WAULT 5.8 yrs / 4.3 yrs; Freehold.

**Portfolio R32**



**22 Acorn Park**  
Vernon Road, Blackheath, Halesowen B62 8EG

- Part income-producing multi-let estate with detached office, 2.5 miles north of Halesowen, close to J2/J3 of M5.
- 3 terraced units, 2 detached warehouses and a detached office; steel portal frame, 6m eaves, barrier access, dedicated parking.
- 25,725 sq.ft on 2.46 acres (25.5% site cover).
- Occupiers include Parts Alliance Group, Platinum Batteries and Amphion UK; one 5,200 sq.ft unit vacant with 12-month rent guarantee.
- Passing rent £161,800 pa (£6.29 psf, ERV £6.91 psf), WAULT 3.75 yrs / 1.99 yrs; Freehold.

**Portfolio R32**



**23 Units 36-37**  
Techo Trading Estate, Ganton Way, Swindon SN2 8ES

- Detached warehouse unit built in the 1980s, on Techno Trading Estate, Kembrey Park, Swindon (5 miles from J15, M4).
- Steel portal frame, 7.2m eaves, 9 loading doors (6 dock level), asbestos cement roof, dedicated parking.
- 57,164 sq.ft on 1.91 acres (62% site cover).
- Let to Tyco Electronics UK Ltd on 5-year lease from Dec 2017 at £275k pa (£4.81 psf, ERV £5.25 psf).
- 4.4 years to expiry / 2.4 years to break; tenant in occupation for 20+ years; Freehold.

**Portfolio R32**



**24 Boundary Road**  
Great Yarmouth NR31 0JY

- Trade counter/builders merchant adjacent to A12 in Great Yarmouth industrial area.
- Three-bay warehouse, 5.2m eaves, steel portal frame, secure yard and 35-space car park.
- 22,599 sq.ft on 2.44 acres (22% site cover).
- Let to Jewson Ltd on 20-year lease from May 2004 at £75k pa (£3.32 psf, ERV £4.00 psf).
- 5.8 years to expiry; Freehold.

**Portfolio R32**



**25 Fields End Business Park**  
Goldthorpe, Rotherham S63 0JF

- Modern industrial unit built c.2007 on business park near A635, 4 miles from A1(M).
- Two bays, steel portal frame, 7m eaves, 2 loading doors, yard and car park.
- 42,850 sq.ft on 3.23 acres (30.5% cover).
- Let to Carlton Manufacturing Ltd (Grafton Group) on 5-year lease from Feb 2018 at £126k pa; Section 25 proposes 10-year lease at £150k.
- 999-year leasehold from 2005, peppercorn rent, option to buy freehold for £1.

**Portfolio R32**



**26 1 Gerrard Place**  
Skelmersdale WN8 9SU

- Part rebuilt and refurbished facility near J4 of the M58, 4 miles from J26 of the M6, on East Gillibrands industrial estate.
- Refurbished in 2017/18 with new roof/cladding, refurbished offices, secure yard/parking and demolition of redundant buildings.
- 71,000 sq.ft on 4.44 acres (36.7% site cover).
- Let to SIG Trading Ltd on 10-year lease from May 2018 at £277,500 pa (£3.91 psf, ERV £4.50 psf).
- 9.8 years to expiry; Freehold.

**Portfolio R32**



**27 Unit G**  
Halesfield 14, Telford TF7 4QR

- Refurbished detached unit at Halesfield 10, 4 miles south of Telford, 5 miles from J3/J4 M54.
- Two-bay factory (6m eaves) with 7.5m extension, offices, car park and service yards.
- 56,853 sq.ft on 2.93 acres (44.6% site cover).
- Let to Edmond Foods Ltd on 15-year lease from June 2016, rent £150k-£180k pa (ERV £4.00 psf).
- 12.9 years to expiry; virtual freehold (999-year lease, £1 pa).

**Portfolio R32**

**28 Unit E**  
Halesfield 10, Telford TF7 7DP



- Detached manufacturing unit at Halesfield 10, 4.5 miles south of Telford town centre and 5.5 miles from J3/J4 of the M54.
- Comprises two interlinked units: original steel frame with brick elevations and offices, plus steel portal frame extension; eaves 5–6m.
- 49,755 sq.ft on 3.96 acres (28.9% site cover); yards to both sides, one with tenant-installed temporary storage.
- Let to Libra Systems (Phoenix) Ltd on 25-year lease from June 2006 at £175,000 pa (£3.52 psf, ERV £4.00 psf).
- 12.96 years to expiry; Freehold.
- Well-located site with strong regional motorway links and long-term income security.



**Portfolio R32**

**29 Unit G**  
Stafford Park, Telford TF3 3BB



- Detached industrial unit, developed in two stages and refurbished in 2013.
- Located one mile east of Telford town centre and one mile south of J4, M54.
- 31,975 sq.ft on 1.81 acres (40.6% site cover); steel portal frame with extension to 6.5m eaves; offices to front; fenced and gated with service yards.
- Central car park with good yard access serving both buildings.
- Let to GoGreen Managed Services Ltd on 5-year lease from June 2018 at £100,598 pa, rising to £110,029.50 in 2019.
- 4.95 years to expiry / 1.45 years to break; ERV £4.00 psf; Freehold.
- Strong, accessible location providing excellent links to the wider Midlands motorway network.



**Portfolio R32**

**30 Haynes Point**  
Units 1 & 2, Stourport Road, Kidderminster DY11 7PZ



- Two detached warehouse units on Walter Nash Rd West / Stourport Rd, Kidderminster.
- 1970s steel truss with modern extension; eaves 5.5–8.5m; secure service yard.
- Unit 1a/1b: 105,023 sq.ft, let to Zety Ltd, £207,422 pa.
- Unit 2: 68,796 sq.ft, let to Briers Ltd, £137,852 pa.
- Site 7.72 acres (51.8% cover), WAULT 4.4 yrs / 3.0 yrs, Freehold.

**Portfolio R32**

**31 Eastern Avenue**  
Dunstable TN9 1RA



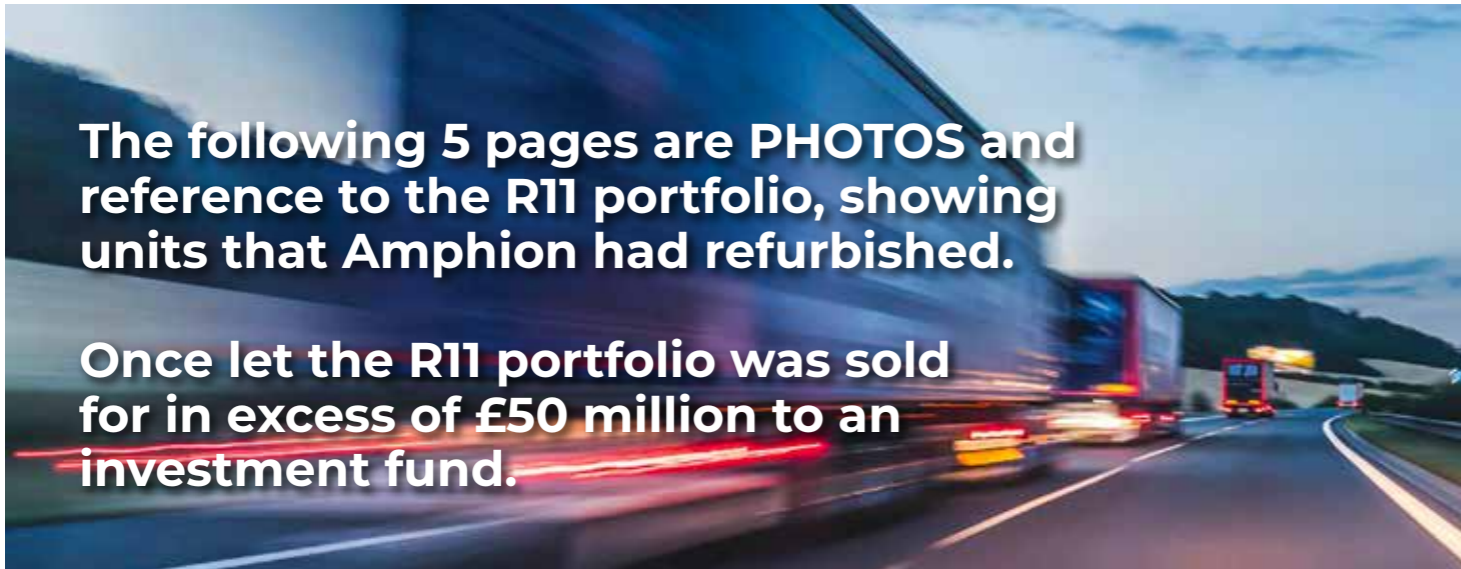
- Warehouse with canopy, directly accessed from A505 (Luton Road), 1.5 miles to J11 of the M1.
- Built in the 1990s, steel portal frame, 10m eaves, with nominal offices.
- 48,000 sq.ft on 1.37 acres (80% site cover).
- Let to Mini Clipper Ltd on a 12-year lease from Nov 2016; rent £150k pa rising to £200k by 2020 (ERV £228k).
- Long leasehold expiring Mar 2033 (£430 ground rent); 10.3 years to expiry / 3.3 years to break.

**Portfolio R32**

**32 75 Campbell Road**  
Maidstone ME15 6PY



- Detached mixed-use building (1960s) in industrial area south of town centre.
- 8,489 sq.ft total: workshop 3,098; stores/offices 1,929; first-floor offices 3,452.
- Let to Vendor Resource Consulting Ltd, £45,000 pa.
- 2.68 years to expiry; tenant option to buy freehold at £600,000.
- Freehold, with repairs in progress via insurance claim.



The following 5 pages are PHOTOS and reference to the R11 portfolio, showing units that Amphion had refurbished.

Once let the R11 portfolio was sold for in excess of £50 million to an investment fund.

**In February 2020, Amphion Construction completed a series of extensive refurbishments, transforming the properties shown in the photos. The portfolio was subsequently sold to an investor for over £50 million.**

Spanning more than 1.3 million sq.ft of industrial and commercial space, the portfolio brought together completed developments, exchanged projects and sites under offer, highlighting Amphion's role as a trusted partner for leading names in logistics, retail and manufacturing.

At the time, the portfolio included fully completed schemes such as Weedon, Telford and Oldbury, where tenants like Unipart Rail, Luceco, ZF Services and Cadburys were already in occupation. Alongside these income-producing assets sat significant pipeline opportunities, including large-scale distribution and logistics hubs, specialist retail sites and manufacturing facilities.

Collectively, the portfolio demonstrated Amphion's ability to balance immediate income with long-term growth potential.

With a passing rent of more than £6 million and an estimated rental value exceeding £8 million, the portfolio was a clear statement of Amphion's capability in delivering high-value, income-generating developments.

While some of these assets have since been sold or transitioned, the 2020 portfolio remains a landmark moment in Amphion's history, capturing a period of rapid growth and cementing its reputation for delivering complex industrial projects at scale.

**Locations**

- R1** Cavalry Hill Industrial Park, Weedon, Northamptonshire, NN7 4PP
- R2** Unit E, Stafford Park 1, Telford, TF3 3BB
- R3** Unit 21, Eldon Way, Crick, Northamptonshire, NN6 7SL
- R4** Crystal 24, Sandwell Business Park, Oldbury, B66 1QG
- R5** Old Colliery Way, Beighton, Sheffield, England, S20 1DJ
- R6** Attleborough Fields Industrial Estate, Townsend Drive, Nuneaton, Warwickshire, CV11 6RU
- R7** Rhosili Drive, Brackmills, Northampton, NN4 7JE
- R8** NYK Building, Bradbourne Drive, Tilbrook, MK7 8BN
- R9** Wentworth One, Wentworth Industrial Estate, Tankersley, South Yorkshire, S75 3DL
- R10** Arrow Point, Brickyard Road, Aldridge, West Midlands, WS9 8BW
- R11** Point 23, Millfield Lane, Haydock, Merseyside, WA11 9UR



**Portfolio R11**



**R1 Cavalry Hill Industrial Park**  
Weedon, Northamptonshire, C1 NN7 4PP

A modern distribution warehouse of steel portal frame construction with profile steel clad elevations.

The warehouse has a clear eaves height of 6.5m and benefits from 6 dock level and 8 level access doors.

The property benefits from immediate access to the A5 and A45 near the heart of the Golden Triangle at the centre of the national motorway network.

**Portfolio R11**



**R2 Unit E**  
Stafford Park C2 1, Telford, TF3 3BB

Steel portal frame warehouse with concrete floor and insulated steel clad elevations and roof.

Situated on Stafford Park 1, just off the A442 Eastern Primary distributor road, which gives easy access to the M54 motorway at Junction 5 which is approximately one mile away.

This in turn links into the national motorway network links..

**Portfolio R11**



**R3 Unit 21**  
Eldon Way, Crick, Northamptonshire, NN6 7SL

A modern two bay industrial distribution warehouse of steel portal frame construction with profile steel cladding to elevations. The property boasts a minimum clear eaves height of 10.1m with 6 dock level and 3 level access loading doors.

Situated in a prominent plot on Eldon Way within an established distribution location, being strategically positioned 0.2 miles adjacent to J18 of the M1 Motorway providing excellent North-South connectivity.

## R4: Crystal 24 - The Old Cadbury's Chocolate Unit

Sandwell Business Park, Oldbury, B66 1QG

130,524 sq.ft



### Transforming Crystal 24: From Vacant Site to Dreams Manufacturing Facility.

When Amphion Construction first stepped onto the Crystal 24 site at Sandwell Business Park, the building was a vast but underutilised industrial warehouse. Outdated and in need of modernisation, the site had huge potential but required significant redevelopment to meet the demands of modern occupiers.

Amphion took on the challenge, delivering a comprehensive refurbishment that re-imagined the 130,000 sq.ft facility. The works included upgrading the warehouse structure, modernising the external elevations, and reconfiguring the internal space to create a high-quality, efficient environment suited to large-scale manufacturing and distribution.

The transformation was completed with the successful fit-out for Dreams, the UK's leading bed retailer and manufacturer, who now operate from the site.

The facility includes upgraded loading bays, refurbished offices, secure yard space, and improved access routes, all designed to optimise productivity and streamline operations.

Today, Crystal 24 stands as a flagship industrial hub in Oldbury, demonstrating Amphion Construction's ability to unlock the potential of major industrial assets and deliver bespoke solutions for blue-chip clients.



## R4: Crystal 24 - Now The New Dreams Beds Distribution Hub

Sandwell Business Park, Oldbury, B66 1QG

After Refurbishment...



**Portfolio R11**



**R5 Beighton Park**  
Weedon, Northamptonshire, C1 NN7 4PP

A distribution warehouse of steel portal frame arranged in 4 bays with the elevations finished with a built-up cladding system.

The L shaped office block wraps around the south corner of the warehouse and is also of steel frame construction.

Prominently situated on Colliery Way, the property lies approximately 2 miles equidistant of Junctions 31, 32 and 33 of the M1 motorway.

Junction 2 further provides a direct interchange to the M18 motorway.

**Portfolio R11**



**R6 Attleborough Fields Ind Est**  
Townsend Drive, Nuneaton, Warwickshire, CV11 6RU

Steel portal frame warehouse with concrete floor and insulated steel clad elevations and roof.

Situated on Stafford Park 1, just off the A442 Eastern Primary distributor road, which gives easy access to the M54 motorway at Junction 5 which is approximately one mile away.

This in turn links into the national motorway network links..

**Portfolio R11**



**R7 Rhosili Drive**  
Brackmills, Northampton, U7 NN4 7JE

A warehouse of steel portal frame construction with profile steel cladding to the elevations with the benefit of 9m eaves and 11 level access doors.

Situated on the Brackmills Estate, the property benefits from one of the premier logistics locations in the UK.

The property lies 3 miles east of Junction 15 of the M1 and is accessed via the A45 dual carriageway.

**Portfolio R11**



**R8 NYK Building**  
Bradbourne Drive, U8 Tilbrook, MK7 8BN

The property comprises a fully fitted modern distribution centre clad in microrib composite panels. Configured in 4 bays, the warehouse offers a minimum clear eaves height of 7.5m to 9.5m, 28 loading docks with levellers and 3 level access doors.



**R9 Wentworth One**  
Tankersley, South Yorkshire, S75 3DL

Modern high bay industrial distribution warehouse of steel portal frame construction with a minimum eaves height of 10m, 5 level access loading doors and integrated racking.

**Portfolio R11**



**R10 Arrow Point**  
Brickyard Road, Aldridge, West U10 Midlands, WS9 8BW

A warehouse of steel portal frame construction with single story offices, 6 dock level loading doors, 1 level access door and canopy.

Situated in the established industrial town of Aldridge, the property lies approximately 5 miles to the south-west of Junction 10 of the M6 motorway, which in turns provides access to the wider regional motorway network.

**Portfolio R11**



**R11 Point 23**  
Millfield Lane, Haydock, Merseyside, U11 WA11 9UR

A modern, two bay distribution warehouse of steel portal frame construction with a clear height of 8m rising to 9m at the eaves. The unit benefits from 4 dock level and 4 surface level loading doors.

The site is strategically located near the entrance of Haydock Industrial Estate which is at the intersection of the A580 East Lancashire Road and Junction 23 of the M6 motorway being 2 miles distant.

## Awards for £8.5m medical centre. Factory's new look is huge hit.

**Amphion is celebrates scooping awards for transforming a historic factory into a modern £8.5m medical centre.**

The Lion Health Centre has been created at the site of the Grade II\* listed Foster, Rastrick and Company factory in Stourbridge.

Amphion Construction, based in Tipton, was behind building work for the medical practice which took 18 months to complete.

The company and its partners won the Royal Institution of Chartered Surveyors West Midlands Community Benefit award for the project. It also secured a highly commended in the building conservation category in the RICS awards scheme.

The Conservation group English Heritage has also commended them in its Angel Awards for the building's restoration. Officials at Amphion Construction spoke of their delight at the award recognition for the project which involved several challenges.

Contracts manager Anthony Bowen said: "It is nice to be recognised for this project which took 18 months to complete and worked seven days a week to ensure the practice could open on time. It was great working on a building of this kind with its history."

The new centre has its own pharmacy and dental surgery. It retains the original wrought and cast iron unsupported single

span roof – which was the largest in the world at the time when first built in 1820. RICS awards officials commended the work saying:

"The conservation work has turned a problem building into a working community asset." Around 70 workers from Amphion worked on the scheme at its height. The site had lay empty for many years and had been on English Heritage's At Risk register before building work started.

It had also been subjected to acts of vandalism and arson. The Worcester Street Medical Practice announced plans more than three years ago to relocate to the site.

The former Foster, Rastrick and Company factory, in Stourbridge, was famous for creating the first locomotive to be tried in America. The Stourbridge Lion locomotive, built in 1828, marked a milestone moment for the factory and the company.



Partner Dr Steve Mann, left, and contracts manager Anthony Bowen outside the Lion Medical Centre in Lowndes Road, Stourbridge.



## Client Testimonials...

**“ We all want to formally thank you for the help and support that you have personally provided with regard to the Lion Project.**

**We are delighted with our new premises which whilst respecting the historical importance of the building will enable us to make a real difference to healthcare in Stourbridge and indeed the wider Dudley Borough. The Lion is an iconic landmark building for Stourbridge and raises the standard for the rest of the country.**

**Your team have also been fantastic throughout. Thank you again for providing us with such a wonderful opportunity, we are looking forward to celebrating it together with you in September.**

**Cathryn Bateman**  
Partners Of Lion Health

**“ Primary Health Properties PLC (PHP) have been delighted to have worked with developer Verlane, project manager Paul White Associates and contractor Amphion Construction to create the new Lion Health Centre in Lowndes Road Stourbridge. PHP provided interim funding and has acquired the £9 million investment.**

**The spectacular building, part new and part created from the old, Grade II\* Listed, Former Foster and Rastrick Foundry is now home to GP's of the Worcester Street Surgery with a 25,000 patient list, a dental practice and a pharmacy.**

**The development team faced many challenges refurbishing the Georgian foundry to meet the exacting requirements of a modern health centre, delivering the scheme on time. PHP, the country's leading investor in Medical Centres, is pleased to have acquired such a prestigious property to add to its portfolio of 262 health centres, worth over £1 billion.**

**Tim Walker-Arnott FRICS**  
Property Director, Nexus Tradeco Ltd  
Advisor to Primary Health Properties PLC

**“ I am a director of Collier & Mudge PLC since 2010, during which time I have provided property consultancy services to Primary Health Properties PLC who are a UK Real Estate Investment Trust (“REIT”) and the leading investor in modern primary healthcare premises.**

**I have provided project and fund monitoring services in respect of a number of newly developed healthcare facilities. Primary Health Properties PLC acquired this development site from Amphion Group and entered into a Development and Funding Agreement with Verlane Limited for the construction of a 30,000 sq.ft Medical Centre. Verlane then commissioned Amphion Construction Limited to undertake the building works and Paul White Associates to act as the Employers Agent.**

**The project comprised the refurbishment of a Grade II\* listed building which featured a unique roof truss system, and the addition of glazed extensions to provide modern healthcare facilities including a fully fitted out operating theatre.**

**Further, and interesting aspects of the project, were the extensive archaeological and ecological works that were undertaken, and the remodelling of the river course and embankments of the adjacent river Stour, all to the satisfaction of the Environment Agency. I can summarise our experiences and the roles of the parties as follows: -**

**Amphion Construction Limited:**

**Amphion are a local contractor that operate in a non-confrontational and hands on manner. They got the job done, and at no time was the project beyond their range of abilities.**

**I can genuinely say that it was a pleasure to work with all parties on this prestigious project and that I willing provide this reference. In addition I confirm that I would have no hesitation in recommending the services of any of the parties and you are welcome to contact me if you wish to discuss their capabilities in a confidential manner.**

**Peter Deehan BSC MRICS - Director, Building Surveying**  
Collier & Mudge PLC

**Lion Medical Centre**  
Lowndes Road, Stourbridge

How Amphion Found The Building...



**Lion Medical Centre**

Before Refurbishment. Scaffold was the only thing preventing the old derelict building from falling over.



**Lion Medical Centre**  
After Refurbishment



**Lion Medical Centre**  
After Refurbishment



**Lion Medical Centre**  
After Refurbishment



**Lion Medical Centre**  
After Refurbishment



## New £7.5m Ramsay Health Care hospital opens in Stourbridge. Newly built and fitted out by Amphion.

The state-of-the-art Ramsay Health Care UK facility was officially opened on Wednesday (October 14) by the chairman of NHS England Lord David Prior.



Called the Stourside Hospital - the new day surgery facility off Bradley Road includes an operating theatre, seven consulting rooms, six day case bays and a physiotherapy suite.

It will offer a range of services including pain management, general surgery, urology services and eye care for private, insured and NHS patients within the local community and further afield.

The facility has been built on the long-derelict site of the old Stourbridge Rolling Mills after planning permission was granted in the summer of 2019.

Antimicrobial copper ironmongery has been installed as part of the building of the new hospital to aid prevention of healthcare associated infections and 40 new nursing, clinical and administrative jobs have been created with the opening of the new facility which aims to provide additional capacity within the local healthcare system.

Health chiefs say Stourside Hospital will provide a hub and spoke model to Ramsay's existing West Midlands Hospital in Halesowen and that it will support the strong partnership between West Midlands Hospital and The Dudley Group NHS Foundation Trust to deliver joined up healthcare services, and offer the primary care network in Stourbridge greater access to timely clinical care for their patients.

The launch event was attended by a small number of guests, and staff from West Midlands Hospital were invited to attend virtually on a big screen to see Lord Prior and Dr Andy Jones, CEO, Ramsay Health Care UK 'cut the ribbon' to officially open the new venture which is set to welcome its first patient on Monday October 19 2020.

Lisa Powell, hospital director at West Midlands and Stourside Hospitals, said: "This modern day case facility enables us to build and enhance on the fantastic healthcare services already being offered at West Midlands Hospital.

"Stourside Hospital is a great example of joint partnership working with the local NHS Trusts to improve the healthcare services for the local community."

Dr Andy Jones, CEO, Ramsay Health Care UK said: "I am delighted to be opening this superb state-of-the art hospital which will provide the local community with access to first class healthcare provided by top consultants.

"This is the second brand new day case facility that Ramsay has built and opened this year and is part of our ongoing day case strategy.

"We hope the local community are as proud as we are of this superb facility and the high quality care it will provide."



Dr Andy Jones, CEO at Ramsay Health Care UK, and NHS England Chairman Lord David Prior at the new Stourside Hospital.

## Ramsay Health Care Hospital

Newly Built & Fitted Out by Amphion on an old derelict factory site which was demolished by Patrick Williamson of Cawarden to make way for the new hospital.



Amphion also completed the internal fit out of the Ramsay Health Care Hospital, Stourbridge.



## Lifford House Purposely Refurbished and Fitted Out For Birmingham City Council

### Lifford House – Refurbishment and fit-out for Birmingham City Council.

Amphion refurbished Lifford House in Kings Norton, transforming a tired office block into a modern 4,200 sq.m workplace. Completed in just seven months, the project was delivered to high standards and cost-effectively at around £301 per sq.m.

The building was sold to Birmingham City Council as part of its "Working for the Future" strategy, reducing 55 offices down to nine hubs. As the first of these hubs, Lifford House set the standard for flexible, sustainable and efficient council workplaces.

### How Amphion Found The Building...



### Lifford House Partly demolished ready for refurbishment.



## Lifford House

Before the refurbishment, once part of the building was demolished.



## Lifford House Was A Double Award Winner. After Refurbishment was completed.



### Client Testimonial

“As part of the way services were to be delivered Birmingham City Council had undertaken a review of its existing office portfolio and developed a strategy that centred on reducing the overall office estate from in excess of 70 buildings down to a core estate of 8 office buildings. When the strategy was developed in 2006, the Council identified that it had in excess of 9,100 full time equivalent staff (around 10,500 individuals) occupying its core office estate. The strategy proposed that the bulk of staff, circa 5,500 would be accommodated in and around the city centre at 4 locations with a further 4 buildings provided in key locations around the city.

For a number of years the Council had suffered from the lack of a suitable building on the south of the city and when the opportunity arose to progress the refurbishment/ redevelopment of the Lifford House site this offered an ideal opportunity. Whilst the building - which had previously been industrial with offices on the first floor - was in a very poor condition by working closely with the developer, Amphion, a building was created which has met the needs we had identified in our original specification.

Following the agreement to pursue the Lifford House solution the two sides (Amphion & BCC) worked closely together to deliver the building to an agreed programme that took into account a number of lease break/end dates that were targeted to enable the bringing of staff together at one location to deliver efficiencies and service synergies. Because of the lack of suitable accommodation on the south of the city, space had been taken incrementally at locations as the need arose and as part of the move into Lifford House the Council was able to vacate in the region of 16 other locations (the majority leased with some freehold). Our strategy was shared with Amphion and they worked with us to achieve those key dates ensuring that all approvals (planning, Building Reg's etc.) were obtained to ensure the development progressed.

The project was completed within the tight timescale we had, allowing us to relocate circa 700 staff to the 475 workstations provided. The Council had planned a relatively high level of agility for the staff occupying the transformed office estate with a target of around 30% (7 workstations per 10 members of staff). The developers design team took these requirements on board and a light bright airy open plan office layout was provided which gives great flexibility and makes staff moves/re-stacks easy to achieve. The space provided was to a high spec, very modern and contemporary in feel and the building was awarded the Midlands & East Anglia region "Best Fit-out" project by the British Council for Offices (BCO). The building was a key part of the Council's "Working for the Future" award winning office transformation project and has helped the Council to deliver significant on-going savings with the project on target to deliver in excess of £100m over the 25 year life of the project.

## The Bellagio Restaurant & Guest House Refurbishment in West Bromwich



## The New Burger King Drive Through Was built on Burton Retail Park



**Greggs - New Build**  
Aldridge, Walsall



**New Build Retail Unit Pre-let to Co-op with flats above**  
Wheatstone



**Bellagio Restaurant - New Build**  
Castle Gate, Dudley



**Four Oaks Estate**  
Part New Build & Part Refurb of a 14,000 sq.ft Luxury House



**10 New 2 & 3 Bed Bungalow Development**  
Amphion Mews, West Bromwich

Amphion purchased the former Churchfield Tavern Pub on Little Lane, West Bromwich, and redeveloped the site to create 10 brand-new bungalows. The old pub, once a familiar local landmark, was replaced with thoughtfully designed homes that bring new life and purpose to the area.

This project highlights Amphion's ability to sensitively redevelop redundant community buildings, delivering much-needed housing while improving the character of the local neighbourhood. Amphion built and sold all plots within 8 months of starting on site.



## 52 New 2 & 3 Bed Residential Development

Was built on the old Tudor Dairies factory site, once Patrick Williamson of Cawarden had demolished the old dairies for build to commence.

**Amphion Delivers 52-Plot Residential Scheme in Sought After Stourbridge. Handed over to Walsall Housing Group.**

Amphion recently delivered a 52-plot residential estate in Stourbridge, developed on the former Tudor Dairies site. Located in one of the most sought-after areas of the country, the scheme was purchased by Walsall Housing Trust.

The development was praised for both its design and build quality, with the client offering exceptional feedback at handover.



### Client Testimonial

“Please pass my huge thanks to the whole team overseeing the works here, you’re definitely making my job a lot easier and it’s a pleasure to come on site and see how they’re progressing, seeing the final result and taking handover of them - they should definitely be proud of the workmanship (or workwomanship).”

Keep up the hard work on the project going forwards and I hope it continues in the same manner.

I just want to say how impressed I was at the quality and finish of the plots when I took over. As I said on site, they’re probably the best-looking houses I’ve seen in 7-8 years, and I’ve handed over a lot of homes and worked with many contractors in my time.

**Charlotte Ashmore - Project Manager**  
Walsall Housing Group

## Sandwell Caring Trust 40 Bedroom Carehome, Woden Road, Wednesbury

### Care Home and Community Facilities in Sandwell.

Amphion delivered a 40-bedroom care home for Sandwell Community Caring Trust, a fully pre-sold development designed to provide modern, high-quality accommodation for residents.

The project also included 30 large care pods to support independent living and a specialist facility for a local alcohol recovery charity, extending vital services within the community. This scheme highlights Amphion's ability to deliver residential and community-focused developments that make a lasting impact.



### Client Testimonial

“ Sandwell Community Caring Trust (SCCT) is a registered charity (no: 1086162) which offers accommodation care and support to adults with learning and or physical disabilities, older people, and older people with dementia.

*This care support and accommodation is provided on contract to a number of local authorities and CCG's across the Black Country and Southwest England. We care for over 700 vulnerable adults and employ over 650 carers and support workers. In order to provide the care and support our service users and tenants require we build specialist adapted property.*

*Amphion Construction has been our contractor of choice through our last two major projects. The first was a £1.2 million End of Life Unit at Heath Lane, West Bromwich and a £1.4 million supported living unit at Myvod Road, Wednesbury. Amphion Construction funded the whole Myvod Road development to completion, which allowed the Trust to re home 18 vulnerable adults in an excellent supported living environment. Amphion did not receive any payment for the Myvod Road project until SCCT secured its funding based on the property's completion and fifty per cent occupancy.*

*Both these projects have been delivered by Amphion on time and on budget. The working relationships between SCCT and Amphion has always been first class and they have proved to be very flexible in order to ensure that the properties they build meet the needs of our future tenants. SCCT is currently in detailed discussion with Amphion Construction, prior to awarding contract, for the development of a 62 bedded care home in Rowley Regis. The cost of this construction is estimate to be £4.2 million. SCCT would recommend Amphion Construction as a construction partner or Contractor.*

**Geoff Walker - Chief Executive**  
Community Caring Trust Limited

## Amphion Built 40, 1 & 2 Bedroom Apartments Digbeth Birmingham



**Former Albion Spring Factory was demolished to make way for 21, 2 & 3 bedroom house development now Farley Road**

**Amphion Redevelops Albion Springs Factory into Residential Community**

Amphion purchased the former Albion Springs factory site on Oldbury Road, Greet Green, and transformed it from a redundant industrial site into a new residential community. Following the full demolition of the old factory buildings, Amphion designed and built 21 modern houses, bringing new life to the area. This project reflects Amphion's expertise in regeneration, turning underused brownfield land into high-quality homes that provide long-term value for both residents and the local community.



**15 New Semi Detached 3 bed House Development Hobart Road, Tipton on a derelict factory site which was demolished by Patrick Williams of Cawarden for building work to commence.**



## 15 New 5 And 6 Bedroom House Development At Former Brades Fisheries, Roway Lane

Back in 2008, Amphion purchased the former Brades Fishery site on Roway Lane, Oldbury, securing planning approval for 15 large detached houses.

Work soon began on the first two plots when an unexpected enquiry came through late on a Friday afternoon.

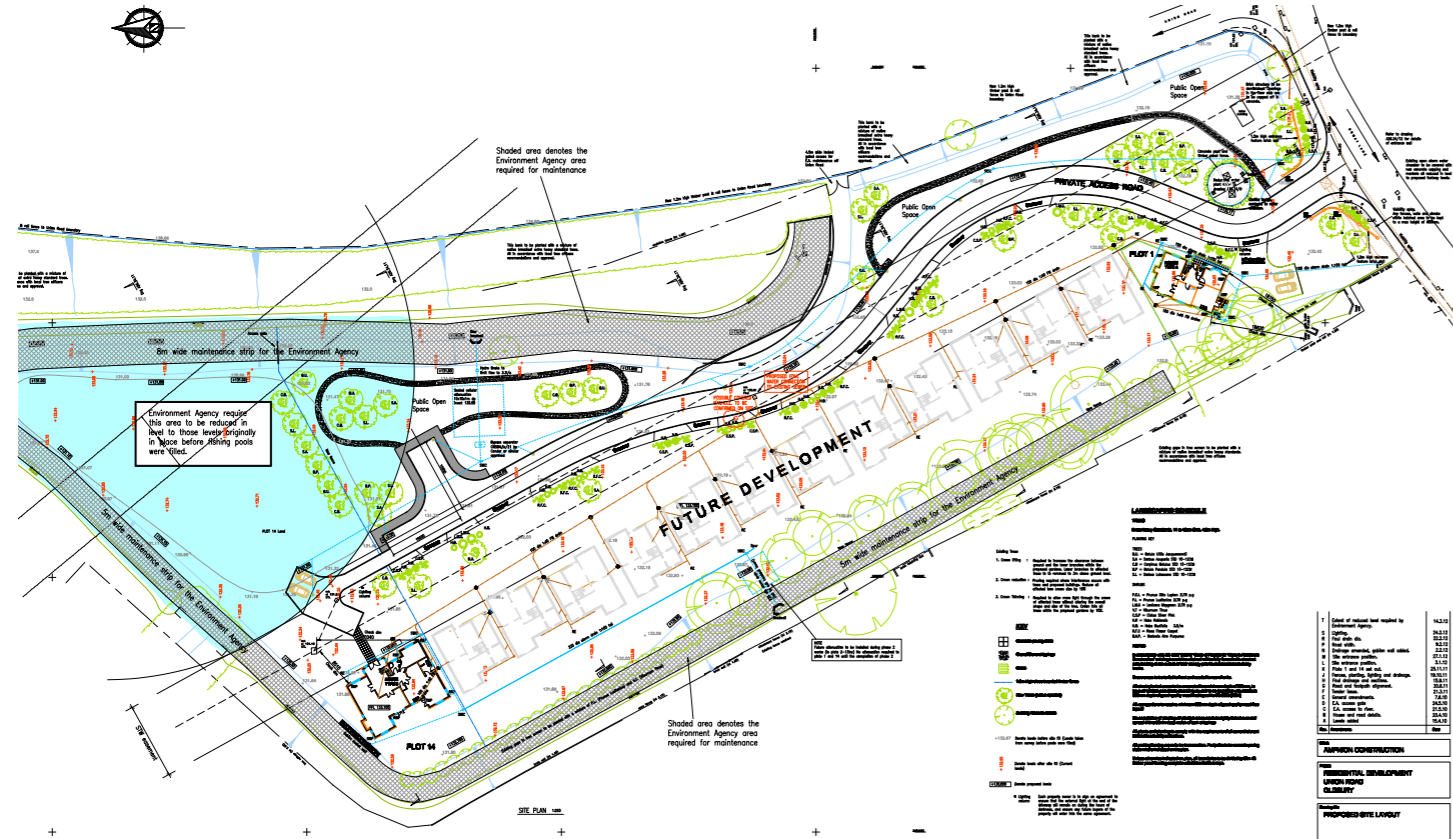
The caller asked for a meeting about the houses under construction, so assuming it was a potential buyer for one of the houses, Amphion agreed to meet the next day at Greats Green Social Club in Whitehall Road. At around 1pm on the Saturday afternoon, while enjoying a quiet pint, Amphion was introduced to a man named Gopichand. When offered a pint, he politely declined, saying he only drank bottled water.

What started as a conversation about purchasing a single house quickly took a surprising turn.

Gopichand explained that he was a trustee at the Shri Venkateswara Balaji Temple next to the site. Rather than buying one plot, he wanted to acquire the entire development, so that all the staff at the temple could live there. He offered to pay market value for the two houses already underway and to purchase the rest of the site with an additional request for steps to be constructed connecting the site to the temple grounds and to build a small temple on their site called the Yagashala.

Amphion named a figure in excess of **£5 million**. Without hesitation, Gopichand replied, "No problem, confirm the price by Tuesday." True to his word, once the price was confirmed, the deal was swiftly closed.

What began as a routine enquiry about a single house turned into one of Amphion's most memorable transactions, with the country's richest man. Funny we have never seen him in the club since!



How one of the houses look now.



The Steps connecting both sites, which Gopichand requested.



### Gopichand Hinduja, richest man in the UK with net worth of £37,196 billion.

Gopichand Hinduja, chairperson of the Hinduja Group, has once again emerged as the richest individual in the United Kingdom, according to the UK Sunday Times Rich List.

The Hinduja Family has topped the list for the sixth consecutive year. Hinduja's net worth is currently around £37.196 billion, rising by £2.196 in 2025 alone.

### The Yagashala Temple Below - Built by Amphion as part of the development deal.



## Looking to the future for Amphion Construction.

Amphion is continuing to expand its portfolio. Combining investment in land and property within house manufacturing and construction expertise. Looking ahead, the future, is just as ambitious, with projects lined up in Stourbridge, Dudley, Derby, Willenhall, Melton Mowbray and Tipton, 2026 is expected to be another landmark year.

**Hitachi Energy marks start of construction at new £18 million site in Staffordshire.**



### Client Testimonial

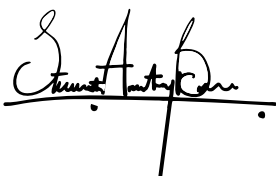
“ Just wanted to extend our thanks on behalf of all for the ground breaking ceremony yesterday, it was great for all to see the amazing progress and how well the site is managed. Please extend our gratitude to Anthony et al.

**Caroline McCabe**  
Hitachi Energy - UK and IE Country Real Estate Manager



Amphion is proud to be celebrating 20 years of success in construction and development. Over 2 decades the company has established a reputation for delivering high quality projects across the Midlands and Nationwide.

Transforming brownfield sites, creating new industrial hubs, building homes and work places that stand the test of time. After 20 successful years, Amphion continues to build on its legacy, reliability and innovation and the journey is only just beginning.



**Stewart Bowen**  
Amphion Group Founder

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