

WALSALL
WS2 9RX

UNITS AVAILABLE FROM
18,000 – 250,000 SQ FT

M6
J9 & J10

SPARK





SPARK WALSALL

*indicative image

Q4 2025

UNITS A & G READY TO OCCUPY

620,000 SQ FT

ACROSS 44 ACRES

18,000 – 250,000 SQ FT

UNITS AVAILABLE

NET ZERO CARBON

CAPABILITY

J9 AND J10 OF M6

LOCATION

12MVA

ALLOCATED POWER LOAD

B2 AND B8

USES

EXTENSIVE LABOUR POOL

AVAILABLE IN REGION

WELCOME TO SPARK

SPARK is a 21st century logistics and manufacturing hub offering global and local occupiers 620,000 sq ft of high-specification floor space from 18,000 – 250,000 sq ft.

This brand-new destination has been designed with Net Zero Carbon capability in mind, providing logistics and manufacturing operators with a range of sustainable property solutions with significant power provision. Located right by junctions 9 and 10 of the M6, SPARK sits in the heart of the Midlands' world-class logistics and manufacturing economy, offering occupiers direct access to a range of local skills, talent, and expertise.

Unit A and G are under construction and delivered through Origin – a newly established joint venture platform created by HBD and Feldberg Capital – and will be ready for occupation from Q4 2025.

The remaining units will follow on a build to suit and speculative basis.

SPARKWALSALL.CO.UK



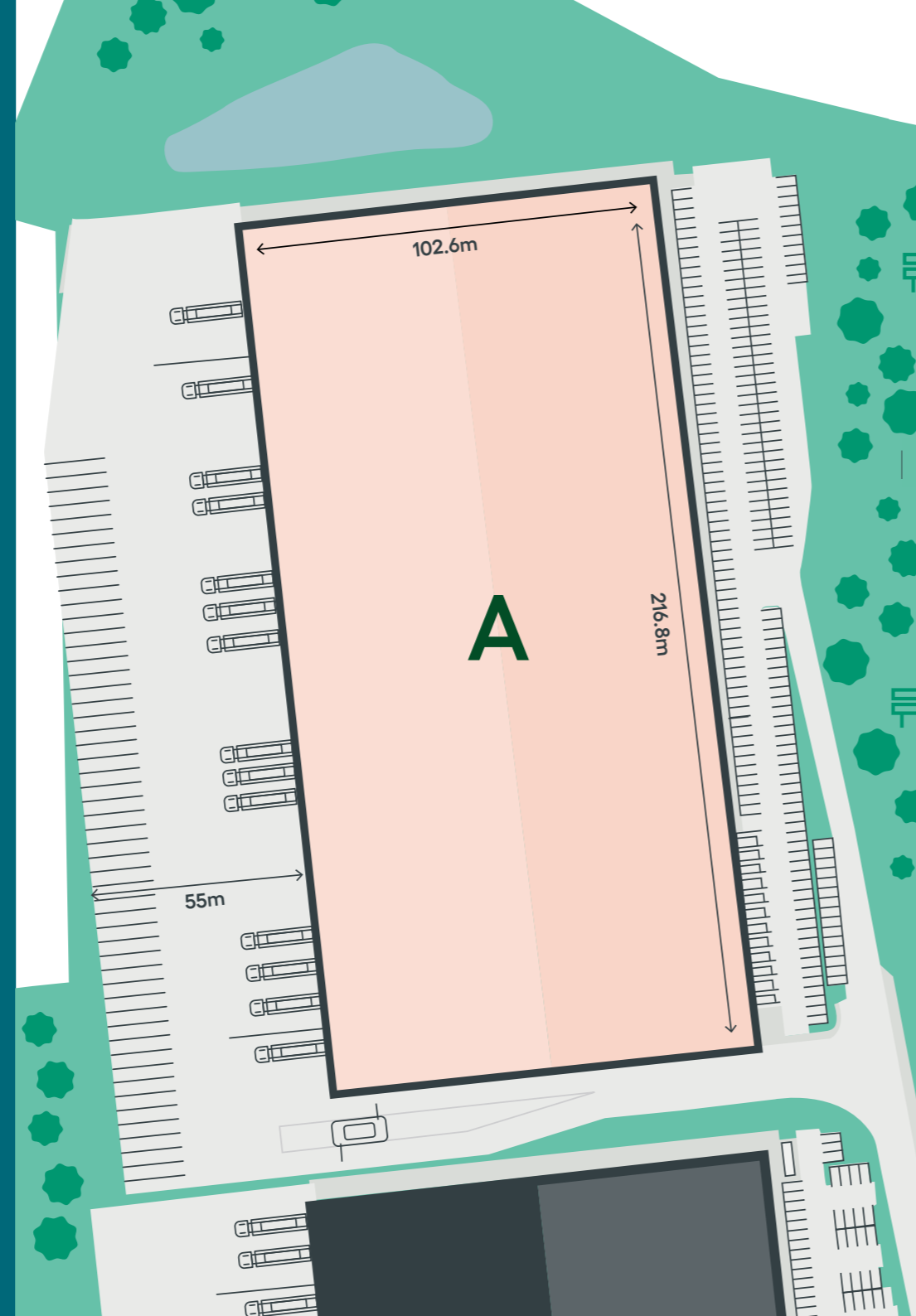
POWERED UP AND READY

UNIT A



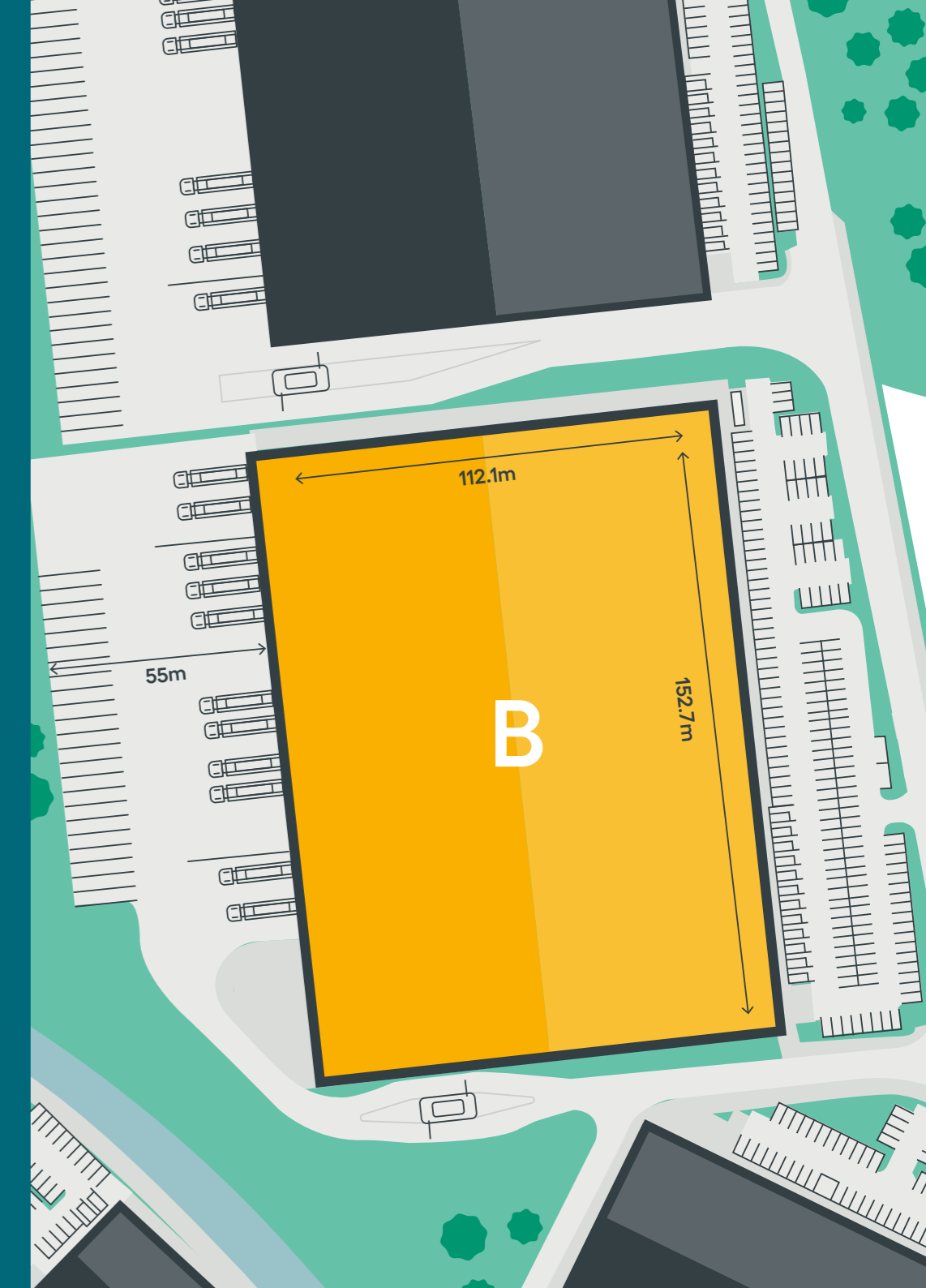
| | | |
|--------------------------------------|---------------------|---------------|
| Total size | 23,188 sq m | 249,938 sq ft |
| Warehouse | 21,504 sq m | 231,467 sq ft |
| Two Storey Offices | 1,384 sq m | 14,897 sq ft |
| Hub Offices | 300 sq m | 3,230 sq ft |
| Parking | 214 cars | |
| HGV/Trailer Parking | 52 | |
| Dock Levellers | 26 | |
| Level Access Doors | 4 | |
| Floor Loading | 50kn/m ² | |
| Height to Haunch | 18m | |
| Site Area | 4.66 ha | 11.5 acres |
| EV Charging Points | 22 | |
| High-Specification Sustainable Space | | |
| BREEAM Excellent | | |
| EPC Rating A | | |
| Yard Area | 55m | |

SPARK WALSALL



UNIT B BUILT TO SUIT

| | | |
|--------------------------------------|---------------------|---------------|
| Total Size | 17,513 sq m | 188,508 sq ft |
| Warehouse | 16,505 sq m | 177,658 sq ft |
| Two Storey Offices | 1,008 sq m | 10,850 sq ft |
| Parking | 176 cars | |
| HGV Door Locations | 20 | |
| HGV Yard Locations | 28 | |
| Floor Loading | 50kn/M ² | |
| Max Unit Height | 25m | |
| Site Area | 3.74 ha | 9.23 acres |
| EV Charging Points | 17 | |
| High-specification Sustainable Space | | |
| BREEAM Excellent | | |
| EPC Rating A | | |
| Secure Yard Area | | |



INDICATIVE MASTERPLAN

UNIT C

| | | |
|---------------------|------------|--------------|
| Total Size | 5,803 sq m | 62,463 sq ft |
| Warehouse | 5,483 sq m | 59,018 sq ft |
| Ground Floor Office | 320 sq m | 3,445 sq ft |
| Parking | 62 cars | |
| Site Area | 1.54 ha | 3.80 acres |

UNIT D

| | | |
|---------------------|------------|--------------|
| Total Size | 3,521 sq m | 37,900 sq ft |
| Warehouse | 3,321 sq m | 35,747 sq ft |
| Ground Floor Office | 200 sq m | 2,153 sq ft |
| Parking | 35 cars | |
| Site Area | 0.81 ha | 2.00 acres |

UNIT E

| | | |
|---------------------|------------|--------------|
| Total Size | 3,632 sq m | 39,094 sq ft |
| Warehouse | 3,386 sq m | 36,446 sq ft |
| Ground Floor Core | 46 sq m | 495 sq ft |
| First Floor Offices | 200 sq m | 2,153 sqft |
| Parking | 40 cars | |
| Site Area | 0.95 ha | 2.35 acres |

UNIT F

| | | |
|---------------------|------------|--------------|
| Total Size | 2,262 sq m | 24,348 sq ft |
| Warehouse | 2,126 sq m | 22,884 sq ft |
| Ground Floor Office | 136 sq m | 1,464 sqft |
| Parking | 26 cars | |
| Site Area | 0.82 ha | 2.03 acres |

UNIT G

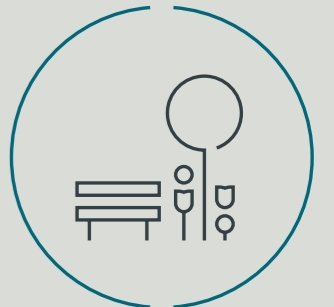
| | | |
|---------------------|------------|--------------|
| Total Size | 1,693 sq m | 18,223 sq ft |
| Warehouse | 1,593 sq m | 17,147 sq ft |
| Ground Floor Office | 100 sq m | 1,076 sq ft |
| HGV Door Locations | 2 | |
| Parking | 21 cars | |
| Site Area | 0.48 ha | 1.19 acres |

SPARK WALSALL



CONNECTED TO NATURE

SPARK is located by Walsall Canal and Primley Park. All occupiers have access to these green spaces to maintain their wellbeing.



GET CONNECTED

CONNECTIVITY

Key gateway site to the Midlands

Access via junctions 9 and 10 of the M6

£78m improvement works to junction 10

Close to the new Darlaston Railway Station due in 2025/26

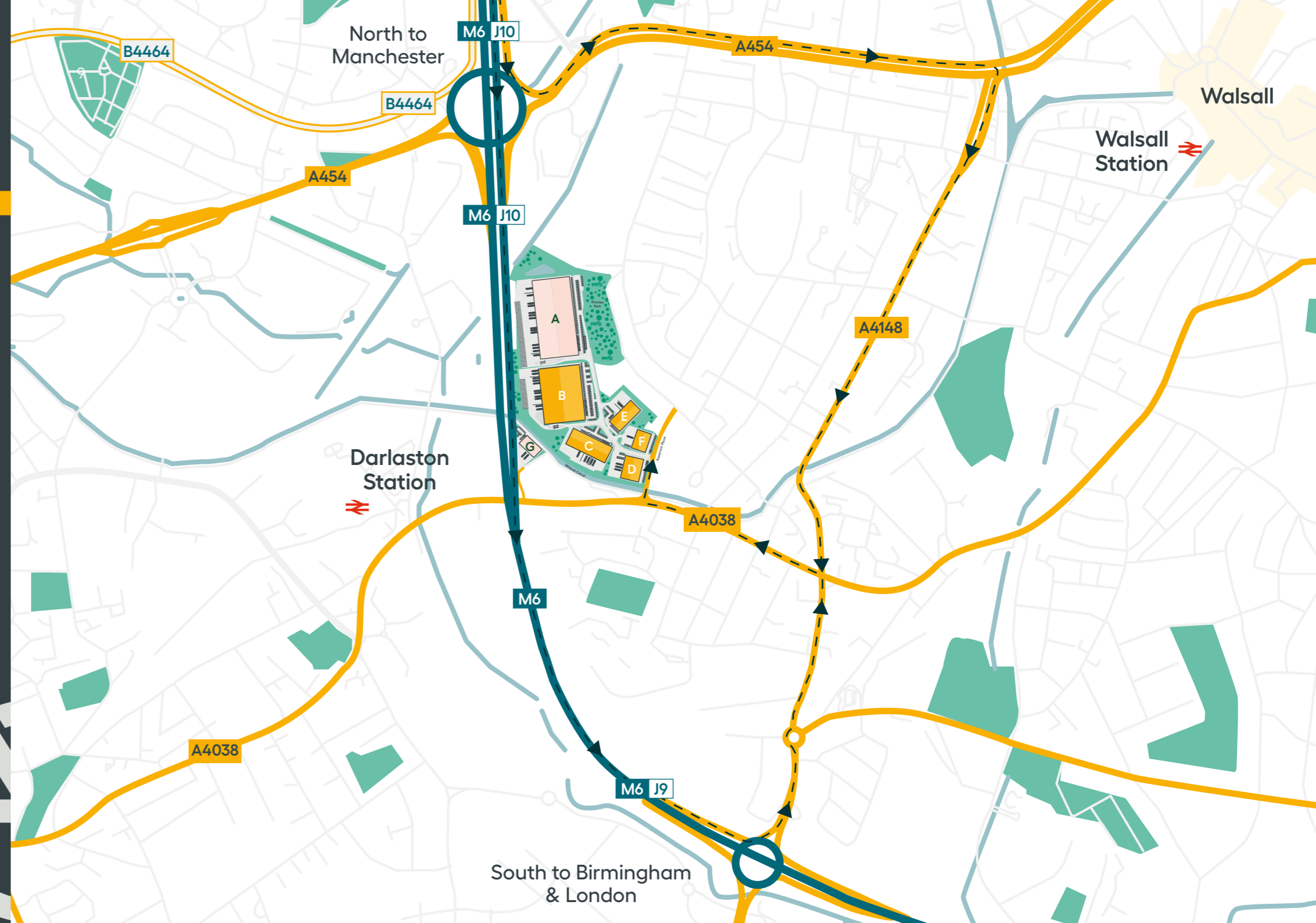
Served by local bus services 34, 37, 39 and 334 on Darlaston Road

DRIVE TIMES

| | |
|-------------------------------|----------|
| Walsall Station | 5 mins |
| Wolverhampton Station | 14 mins |
| Birmingham Freight Terminal | 16 mins |
| Birmingham New Street Station | 18 mins |
| Hams Hall Freight Terminal | 22 mins |
| Birmingham Airport | 25 mins |
| East Midlands Airport | 45 mins |
| Manchester Airport | 70 mins |
| Port of Liverpool | 90 mins |
| Port of Hull | 140 mins |
| Port of Southampton | 150 mins |
| Port of Felixstowe | 160 mins |

Postcode:
WS2 9RX

What3words:
GLOBAL.SPORTS.TIES





SPARK WALSALL

LOCATION



DESTINATION MILES

| | |
|----------------|-----|
| M6 Junction 9 | 0.9 |
| M6 Junction 10 | 1.5 |
| Birmingham | 10 |
| Coventry | 30 |
| Leeds | 69 |
| Manchester | 77 |
| Liverpool | 90 |
| London | 124 |
| Glasgow | 281 |



*indicative image

A DYNAMIC REGION

The West Midlands is one of Europe's most dynamic and forward-thinking regions. It's also the centre of the UK's largest automotive, rail and aerospace clusters, where our strength and depth of manufacturing heritage and ambition create the perfect conditions for success.

Manufacturers of all sizes support a network of global brands that operate from the West Midlands, including Kuka Robotics, Fanuc, Tata Steel, Cadbury Mondelez, Schneider Electric, Worcester Bosch and Mazak. A significant cluster of aerospace control systems expertise has developed here too, with Moog, Meggitt, Collins Aerospace and Rolls-Royce Control Systems all based here.

It's also home to the global HQ's of Jaguar Land Rover, Aston Martin, London Electric Vehicle Company, and Dennis Eagle, all of which are helping open up opportunities across the region's mobility sector, particularly electrification, autonomous vehicles, and future rail.



£117bn regional economy

200k businesses in the region

2.9m strong workforce

211,000 auto, rail, aerospace, engineering, and manufacturing professionals

25% of UK aerospace industry in the Midlands

350 businesses currently in the local HS2 supply chain

Home to 1/4 of the UK's engine manufacturing

Responsible for 1/3 of UK's automotive exports

100+ university tech hubs, collab spaces, and centres of excellence

4 of the world's highest ranked universities

60k graduates every year



SUSTAINABILITY

FUTURE THINKING

We are making a real difference to our places, people, partners, and the planet. At SPARK we are committed to delivering a sustainable place in which occupiers can prosper long into the future.

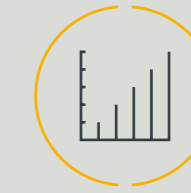
We are also working with the community to ensure the get the very best out of the development. From engagement with the schools and social clubs on our doorstep, to staff volunteering and job fairs, HBD is proactively providing local people with a range of positive initiatives, opportunities, and support.



High-specification sustainable space



BREEAM Excellent



EPC Rating A



Net Zero Carbon capability



EV charging points



Bike parking and changing facilities



Strategic employment site



Staff recreation areas



Sustainable access by foot, bike, and bus

ABOUT US

HBD

HBD create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

With history on our side, we're also proud to be part of Henry Boot, who've been operating in land, property, and development for over 135 years. These long-term and well-funded foundations, combined with the experience and expertise of our people, provides a stability and confidence to deliver for all our partners.

ORIGIN

Origin is a leading platform focused on creating innovative, sustainable spaces that set new standards in the industrial and logistics sector. Formed by HBD, part of Henry Boot and Feldberg Capital, two like-minded operators with an ambitious vision for the sector. The partnership combines HBD's status as one of the UK's most active and respected property developers, and Feldberg Capital's expertise as a purpose-driven real estate investment manager founded by industry leaders.

WHERE GREAT PLACES START

POWER PARK
Nottingham



INTER
Welwyn Garden City



ARK
Markham Vale



IAMP
Sunderland





SPARK

SPARK
UNIT B

SPARK
UNIT C

*indicative image

FIND OUT MORE

sparkwalsall.co.uk

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This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract.
29/8/2025

DEVELOPED BY:

