

WALSALL
WS2 9RX

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

M6
J9 & J10

SPARK



2

- PHASE ONE
Ready to occupy now
- PHASE TWO
Ready to occupy Q4 2026
- BUILT TO SUIT

*indicative image

READY TO OCCUPY NOW
UNITS A & G

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 and consists of 7 units totalling 620,000sq ft of high specification floor space. It is located right by junctions 9 and 10 of the M6 and sits in the heart of the Midlands. SPARK is progressing in two phases:

Phase One includes two buildings (18,000 and 250,000 sq ft) which are ready to occupy now.

Phase Two will introduce three new buildings totalling 101,342 sq ft and will be ready to occupy in Q4 2026.

There are also **build to suit opportunities** for circa 280,000 sq ft of development.

All buildings are designed with sustainability at their core, targeting BREEAM Excellent, EPC A, and Net Zero Carbon capability.

SPARKWALSALL.CO.UK



POWERED UP AND READY

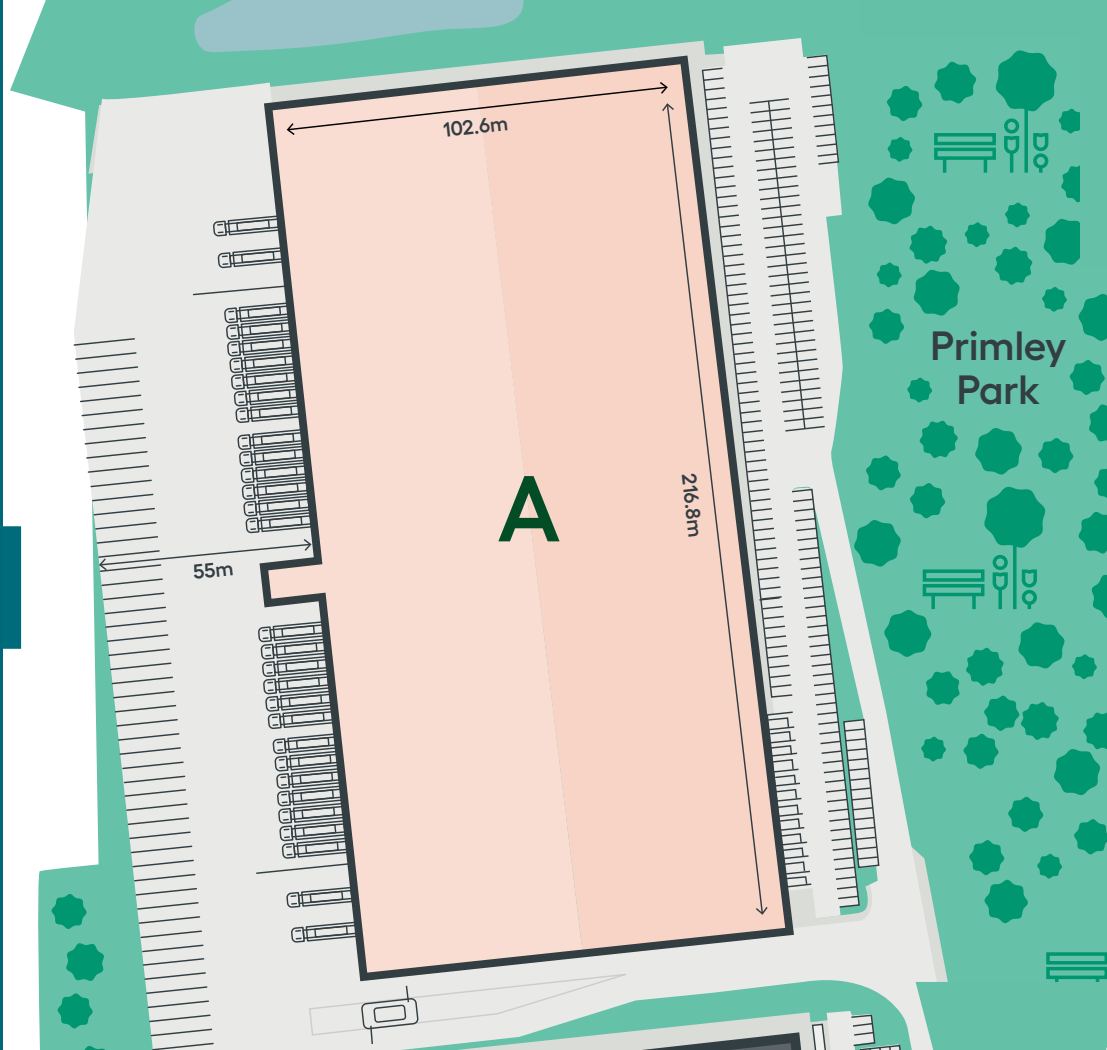
UNIT A

READY TO OCCUPY NOW



Total size	23,272 sq m	250,498 sq ft
Warehouse	21,563 sq m	232,107 sq ft
Two Storey Offices	1,393 sq m	14,998 sq ft
Hub Offices	315 sq m	3,393 sq ft
Parking	214 cars	
HGV/Trailer Parking	52	
Dock Levellers	26	
Level Access Doors	4	
Floor Loading	50kn/m2	
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	
14 storeys of racking and circa 60,000 crates		

SPARK WALSALL



UNIT G

READY TO OCCUPY NOW



Total Size	1,703 sq m	18,331 sq ft
Warehouse	1,601 sq m	17,234 sq ft
Ground Floor Office	102 sq m	1,097 sq ft
Parking	25 cars	
HGV Door Locations	2	
Floor Loading	50kn/m2	
Height to Haunch	12m	
Site Area	0.56 ha	1.38 acres
EV Charging Points	3	
BREEAM Excellent / Very Good		
EPC Rating A		

PHASE ONE



UNIT A

SPARK WALSALL



UNIT G



UNIT D

READY TO OCCUPY Q4 2026



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	
Level Access Loading Doors	4	
Floor Loading	50kn/m2	
Max Unit Height	12m	
Site Area	0.81 ha	2 acres
EV Charging Points	3	
BREEAM Excellent		
EPC Rating A		
Allocated Power Load	1MVA	

UNIT E

READY TO OCCUPY Q4 2026



Total Size	3,632 sq m	39,094 sq ft
Warehouse	3,386 sq m	36,446 sq ft
Ground Floor Office	46 sq m	495 sq ft
First Floor Office	200 sq m	2,153 sq ft
Parking	40 cars	
Level Access Loading Doors	2	
Dock Levellers	2	
Floor Loading	50kn/m2	
Max Unit Height	12m	
Site Area	0.95 ha	2.35 acres
EV Charging Points	4	
BREEAM Excellent		
EPC Rating A		
Allocated Power Load	1MVA	

UNIT F

READY TO OCCUPY Q4 2026



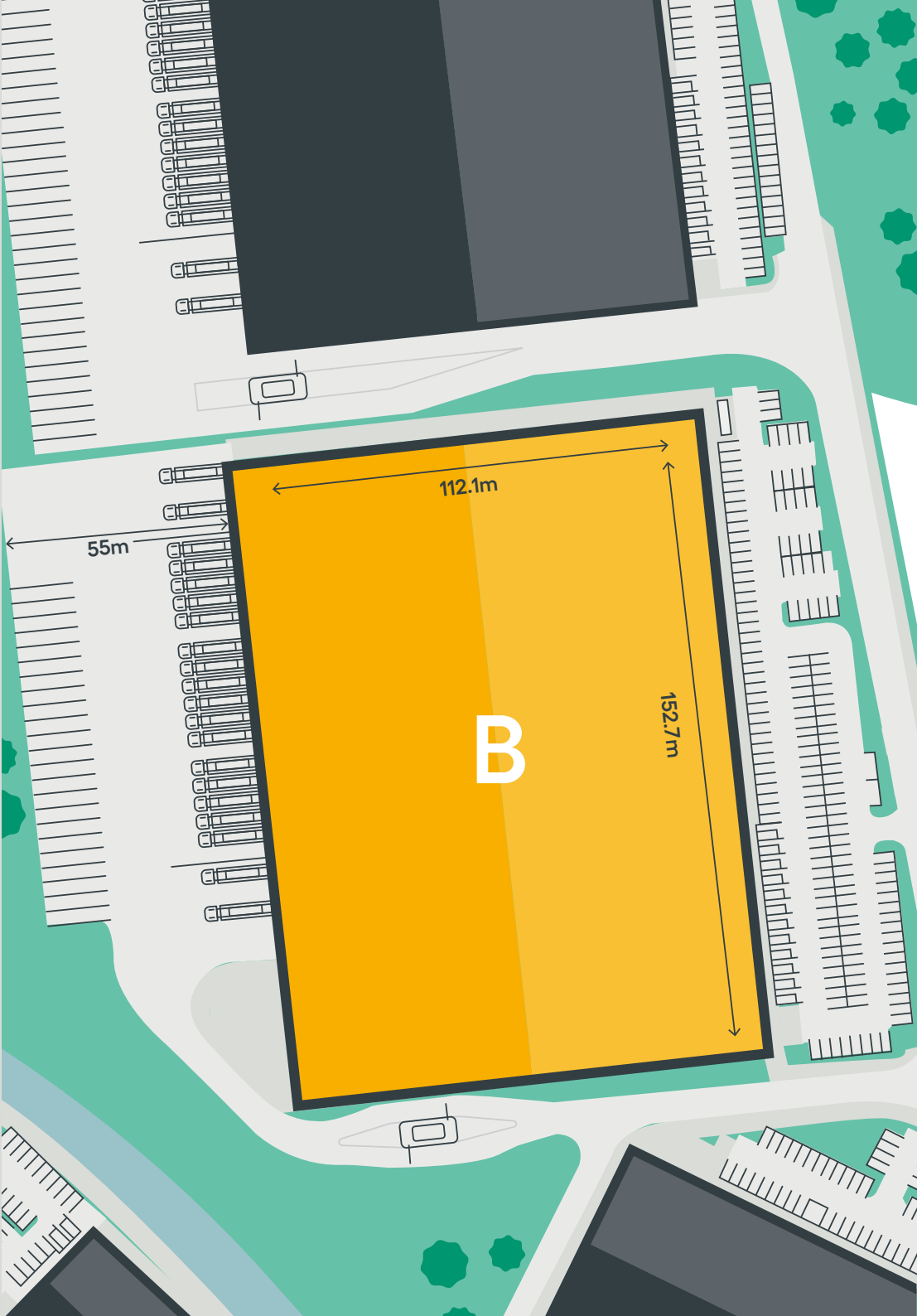
Total Size	2,262 sq m	24,348 sq ft
Warehouse	2,126 sq m	22,884 sq ft
Ground Floor Office	136 sq m	1,464 sq ft
Parking	26 cars	
Level Access Loading Doors	2	
Floor Loading	50kn/m2	
Max Unit Height	12m	
Site Area	0.82 ha	2.03 acres
EV Charging Points	2	
BREEAM Excellent		
EPC Rating A		
Allocated Power Load	260KVA	

PHASE TWO



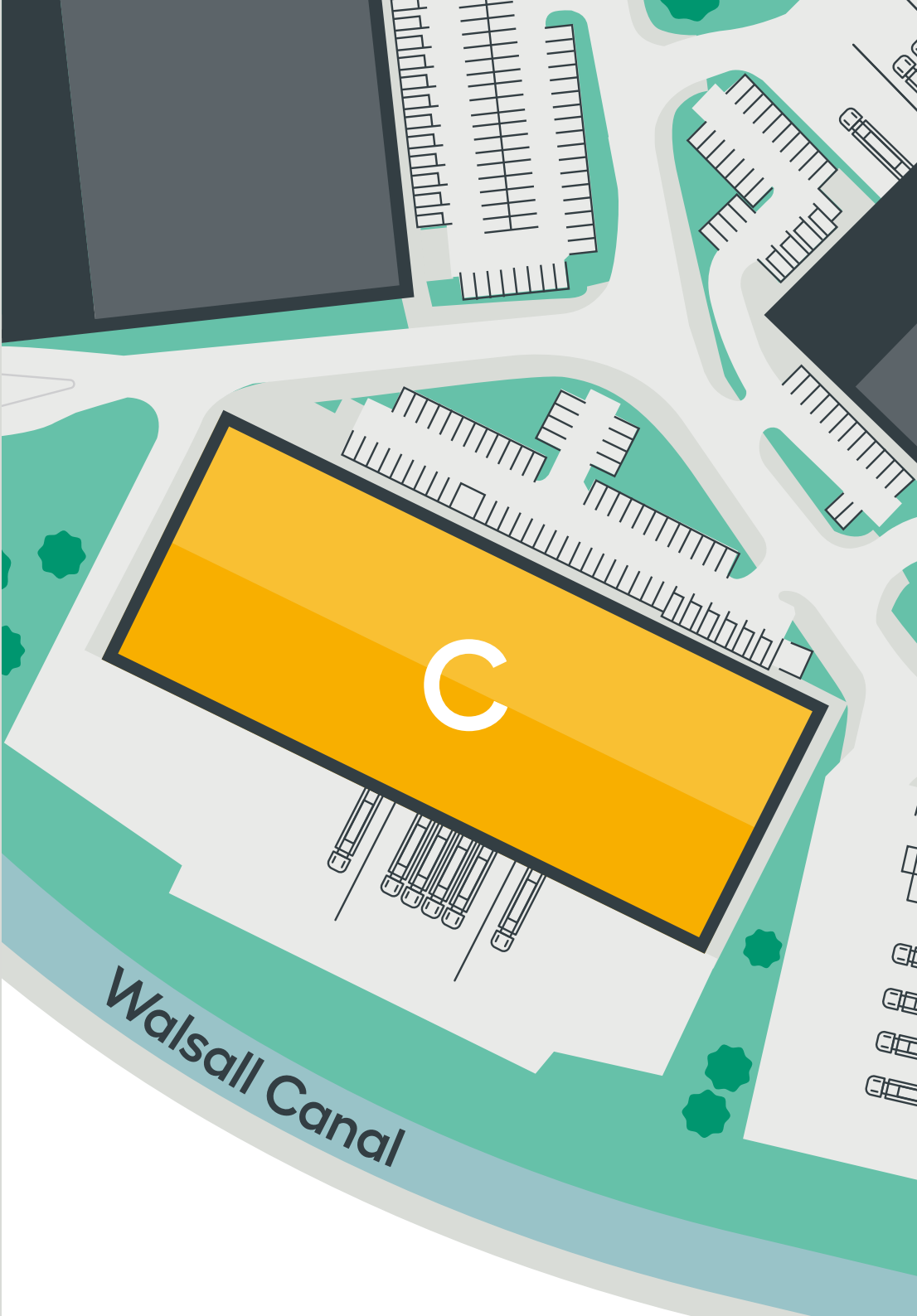
UNIT B BUILD TO SUIT

Total Size	17,513 – 21,368 sq m	188,508 – 230,000 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/M2	
Level Access Doors	4	
Dock Loading Doors	16	
Clear Working 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		



UNIT C BUILD TO SUIT

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	
Dock Loading Doors	4	
Level Access Doors	2	
Clear Working Height	Up to 25m (planning needed)	
Floor Loading	50kn/M2	
Site Area	1.54 ha	3.80 acres
EPC Rating A		



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.

SPARK WALSALL

SUSTAINABILITY

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



Net Zero Carbon capability



Strategic employment site



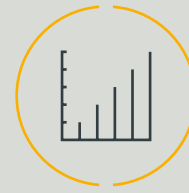
BREEAM Excellent



EV charging points



Staff recreation areas



EPC Rating A



Bike parking and changing facilities



Sustainable access by foot, bike, and bus

POWER UP



SPARK WALSALL



Imagery: Unit A

3.5MVA

UNIT A

2.5 MVA

UNIT B

1MVA

UNIT C

1MVA

UNIT D

1MVA

UNIT E

260KVA

UNIT F

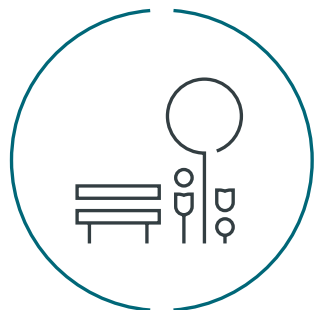
245KVA

UNIT G



CONNECTED TO NATURE

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



GET CONNECTED

CONNECTIVITY

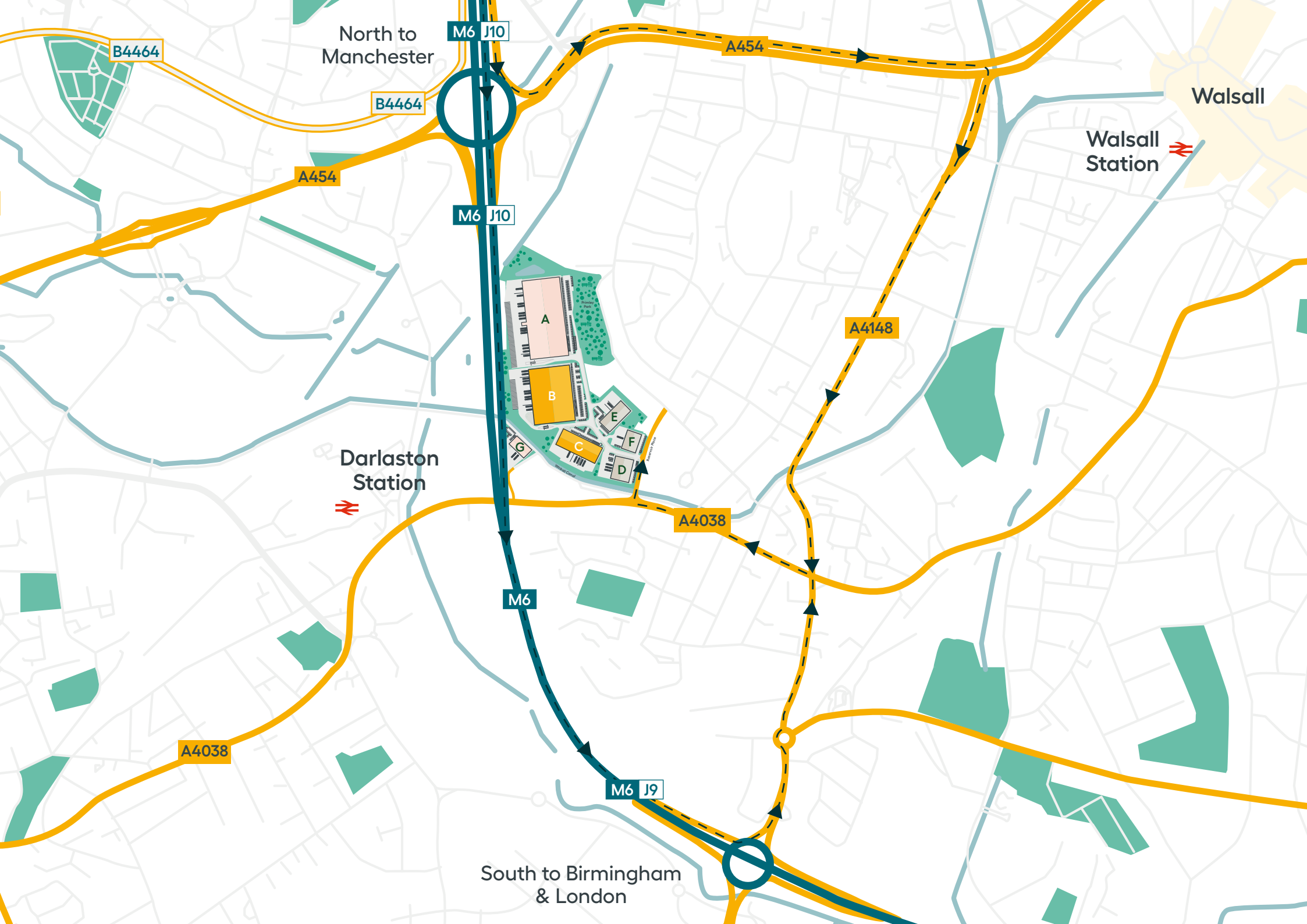
- Key gateway site to the Midlands
- Access via junctions 9 and 10 of the M6
- £78m improvement works to junction 10
- Served by local bus services 34, 37, 39 and 334 on Darlaston Road

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



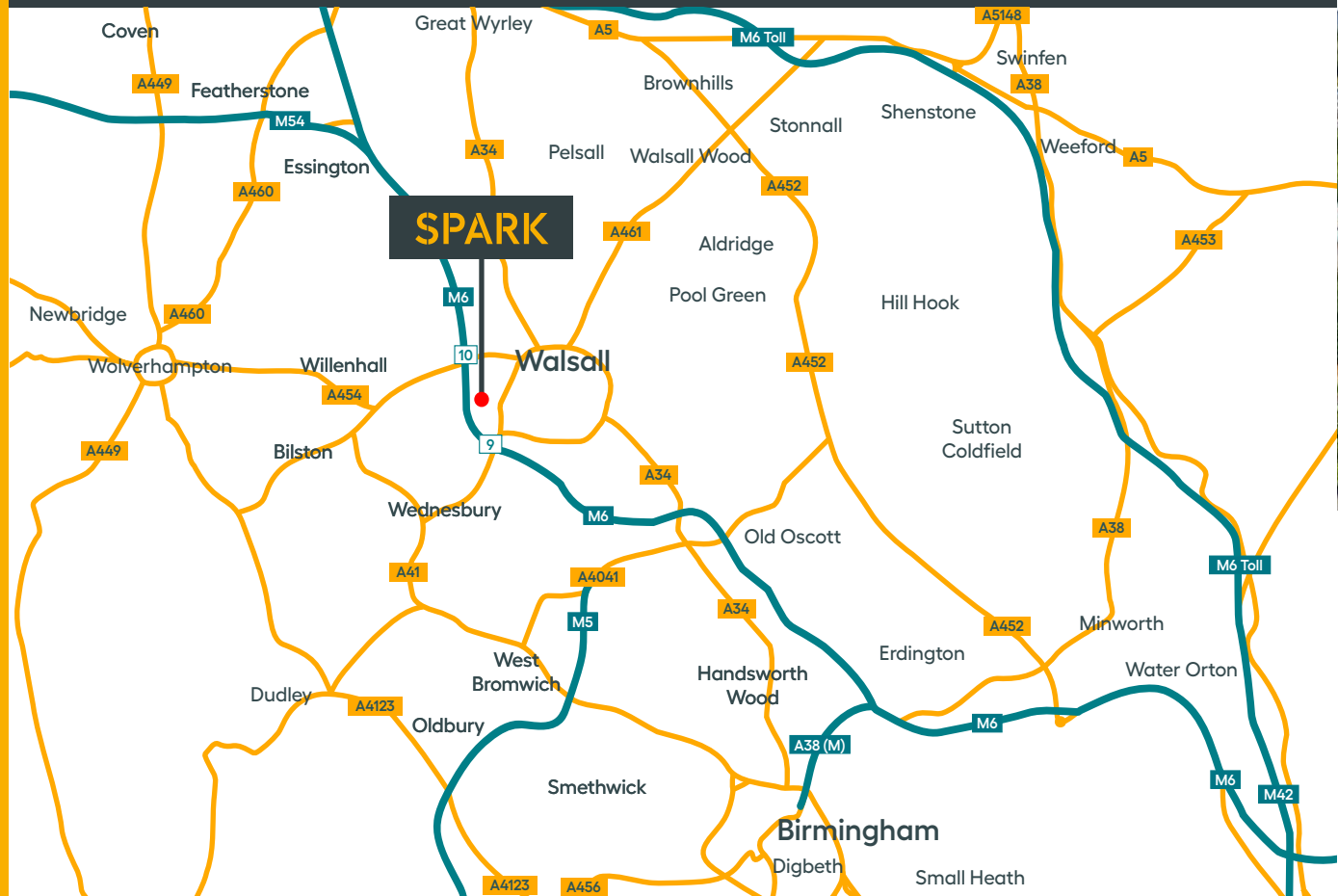


LOCATION



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



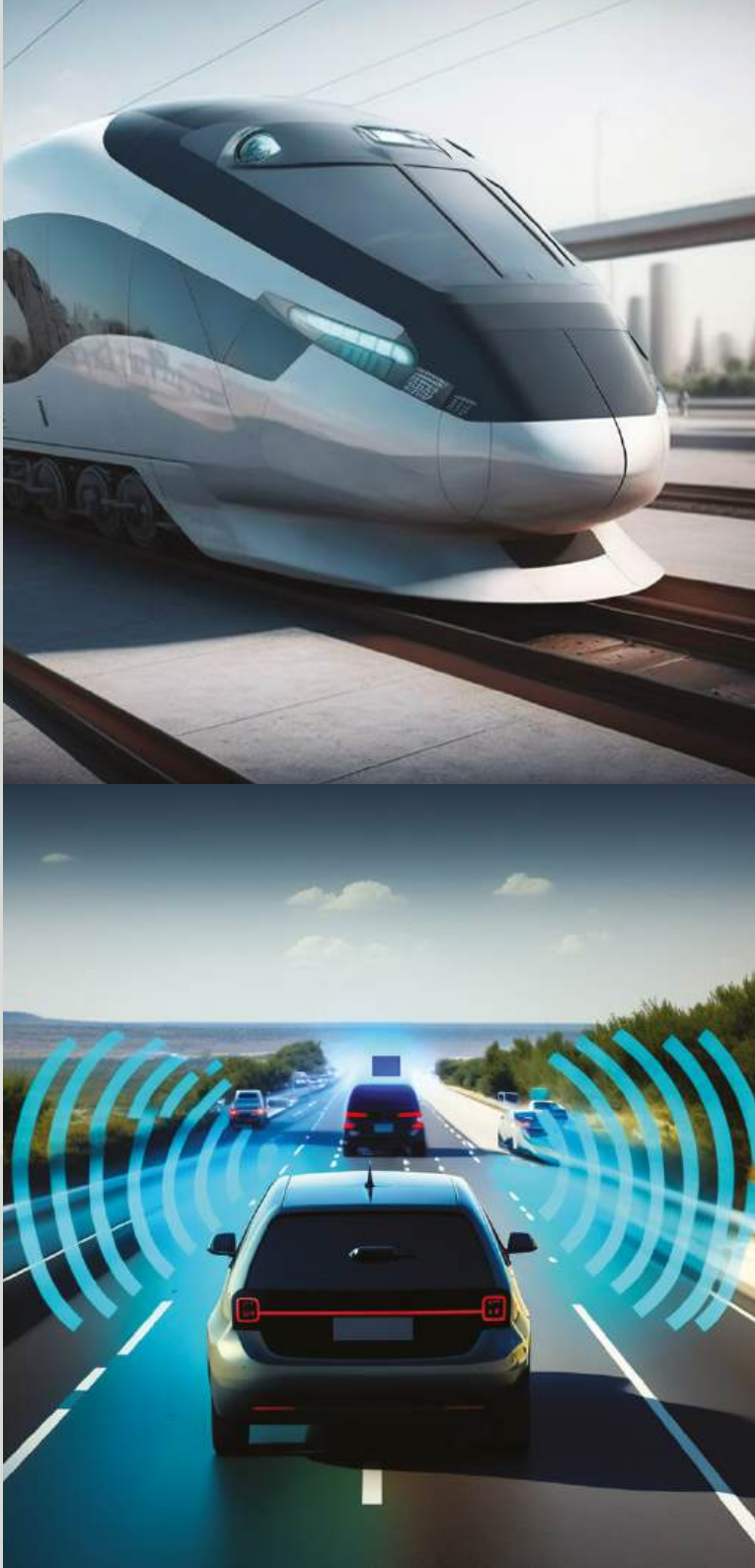
A DYNAMIC REGION

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.

SPARK WALSALL

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



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

SPARK WALSALL

POWER PARK
Nottingham



ARK
Markham Vale



INTER
Welwyn Garden City



APTUS
Preston





FIND OUT MORE

sparkwalsall.co.uk

ENQUIRIES



JAMES CLEMENTS

07436 165015

j.clements@box4realestate.co.uk

EDWARD KENNERLEY

07972 187779

e.kennerley@box4realestate.co.uk



DAVID BINKS

07973 940515

david.binks@cushwake.com

NICK SPENCER

07867 203610

nick.spencer@cushwake.com

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:

