

WALSALL
WS2 9RX

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

M6
J9 & J10

SPARK



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](https://sparkwalsall.co.uk)



POWERED UP AND READY

SPARK WALSALL

Darlaston Road

Primley Park

Entrance

Reservoir Place

J10

M6

UNIT A

UNIT B

UNIT G

Walsall Canal

UNIT C

UNIT E

UNIT F

UNIT D

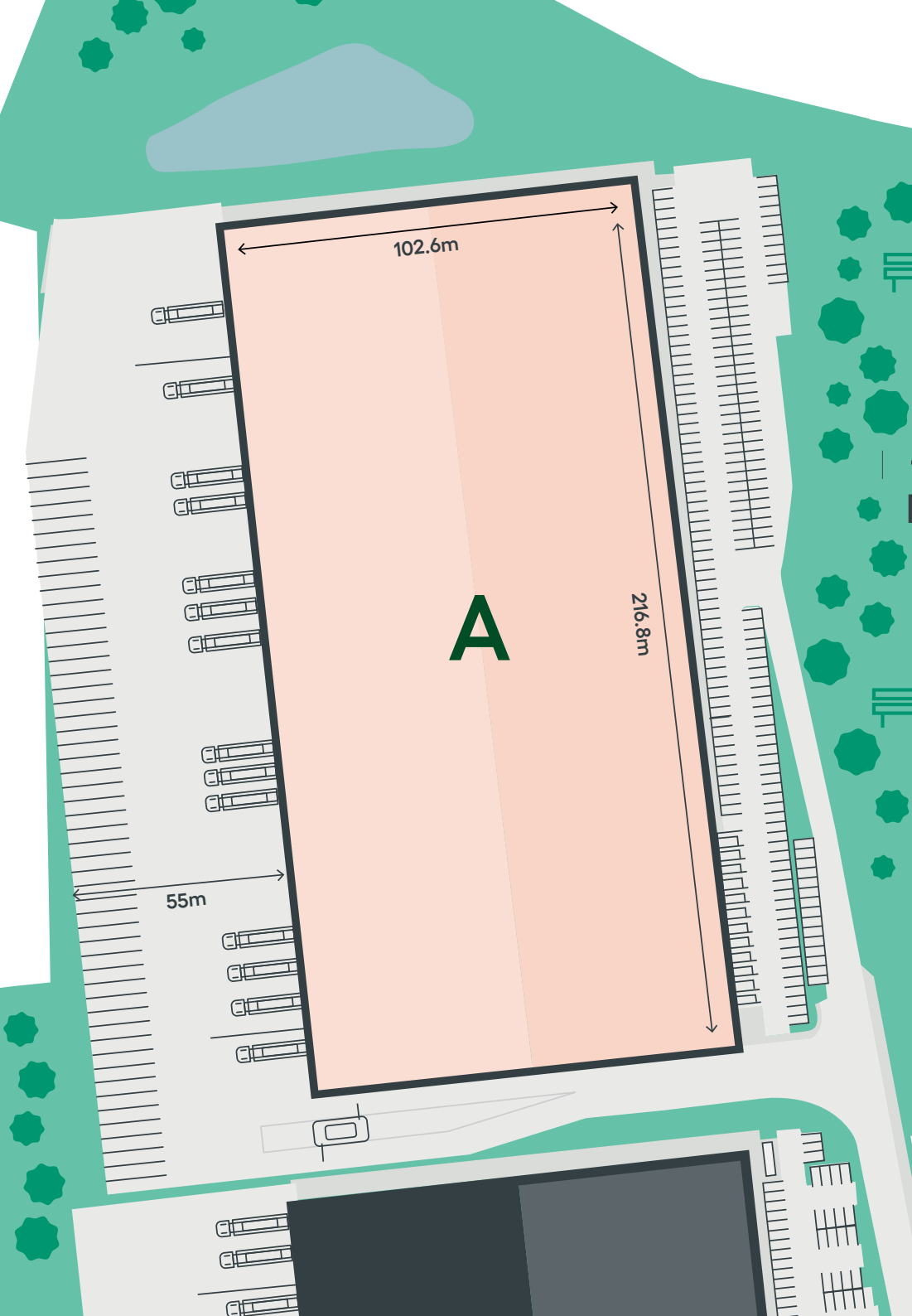
*indicative image

UNIT A



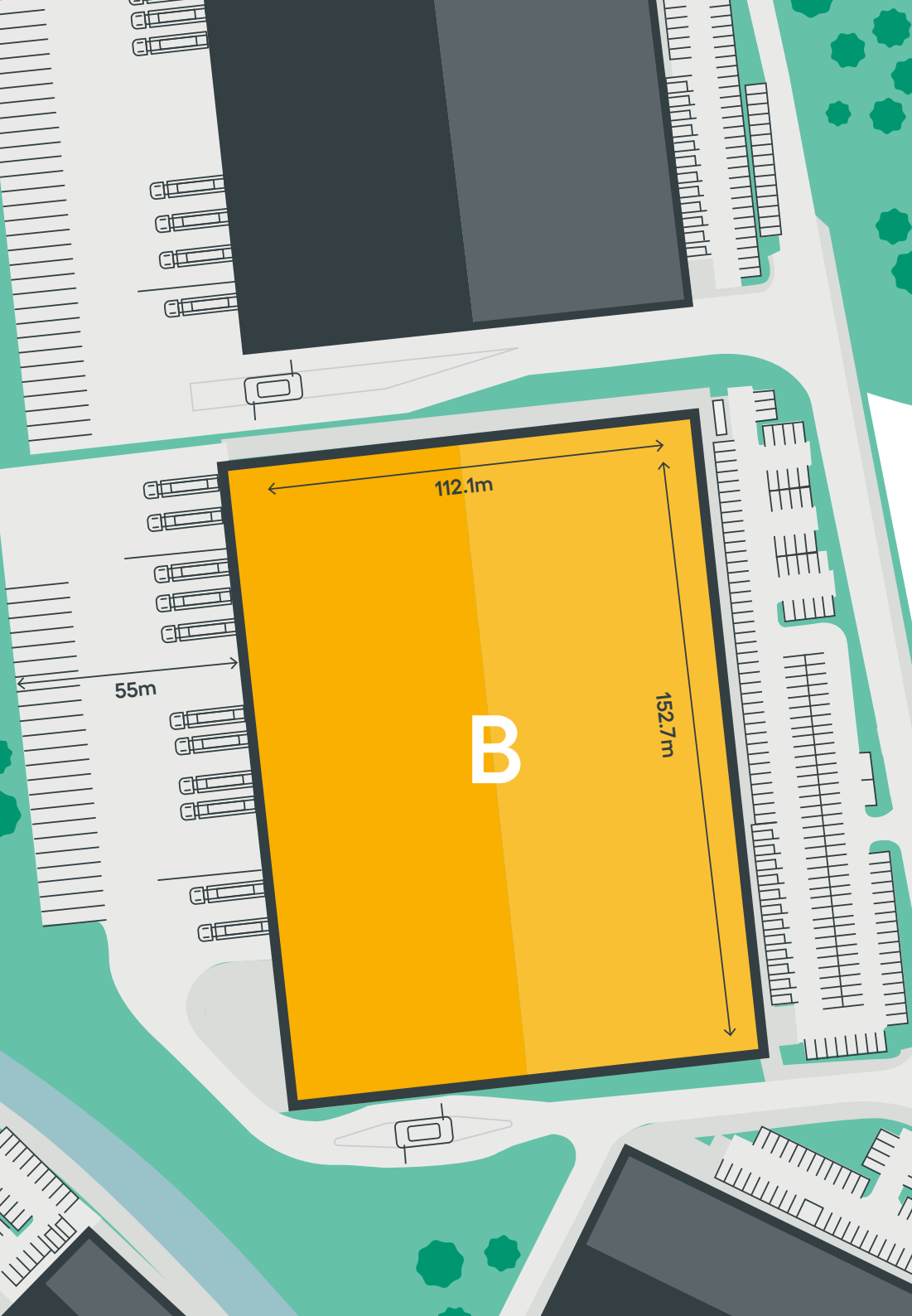
Total size	23,188 sq m	249,938 sq ft
Warehouse	21,504 sq m	231,467 sq ft
Two Storey Offices	1,384 sq m	14,897 sq ft
Hub Offices	300 sq m	3,230 sq ft
Parking	214 cars	
HGV/Trailer Parking	52	
Dock Levellers	26	
Level Access Doors	4	
Floor Loading	50kn/m2	
Height to Haunch	18m	
Site Area	4.66 ha	11.5 acres
EV Charging Points	22	
High-Specification Sustainable Space		
BREEAM Excellent		
EPC Rating A		
Yard Area	55m	

SPARK WALSALL



UNIT B BUILT TO SUIT

Total Size	17,513 sq m	188,515 sq ft
Warehouse	16,505 sq m	177,665 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	
Max Unit Height	25m	
Site Area	3.29 ha	8.13 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	62,462 sq ft
Warehouse	5,483 sq m	59,018 sq ft
Ground Floor Office	320 sq m	3,444 sq ft
Parking	62 cars	
Site Area	1.52 ha	3.75 acres

UNIT D

Total Size	3,321 sq m	35,746 sq ft
Warehouse	3,275 sq m	35,252 sq ft
Ground Floor Core	46 sq m	495 sq ft
First Floor Office	200 sq m	2,153 sq ft
Parking	35 cars	
Site Area	0.88 ha	2.16 acres

SPARK WALSALL

UNIT E

Total Size	3,709 sq m	39,921 sq ft
Warehouse	3,386 sq m	36,446 sq ft
Ground Floor Core	46 sq m	425 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	2,100 sq m	22,603 sq ft
Warehouse	2,126 sq m	22,884 sq ft
Ground Floor Office	136 sq m	1,463 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	0.56 ha	1.38 acres



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

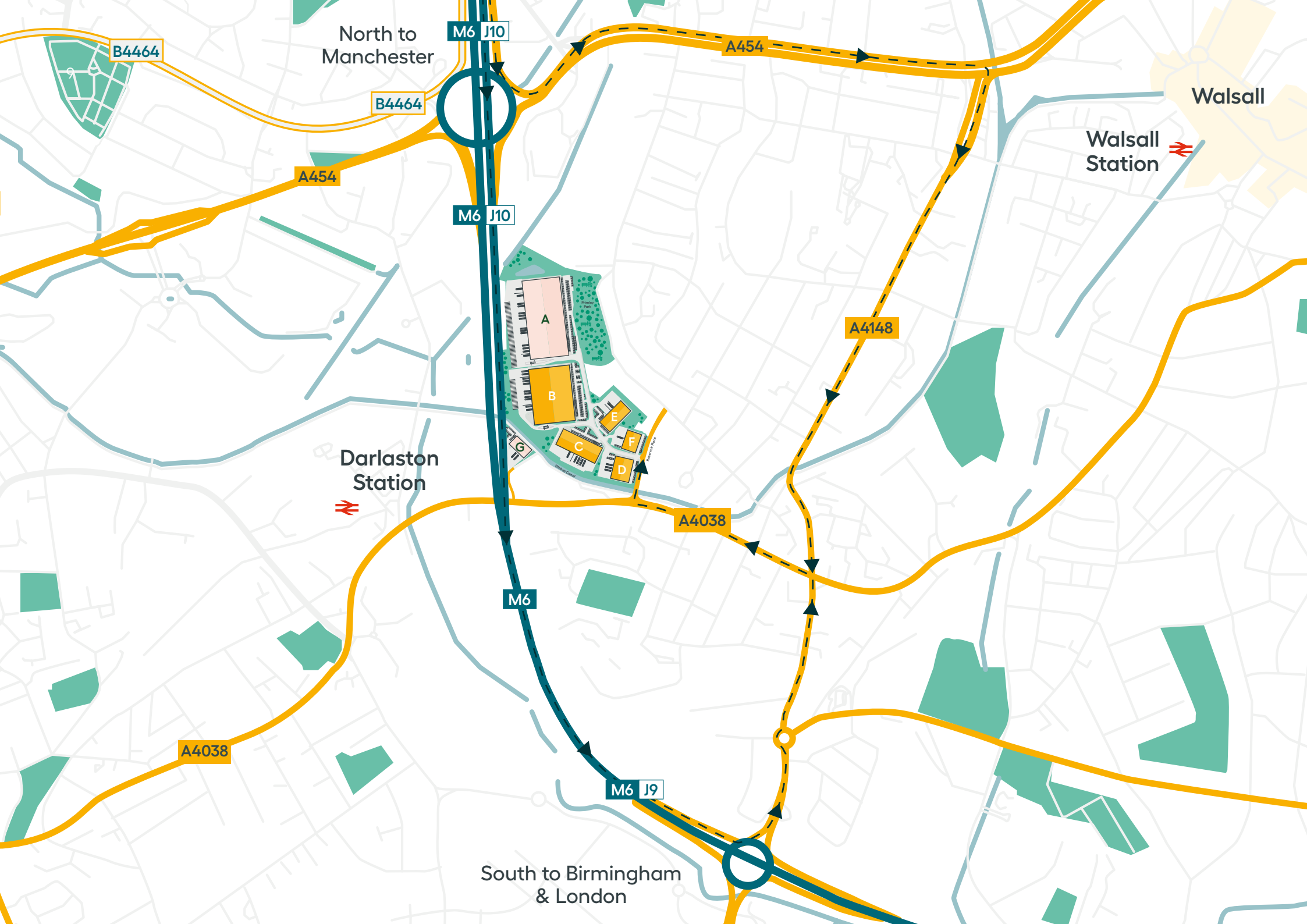
- Key gateway site to the Midlands
- Access via junctions 9 and 10 of the M6
- £78m improvement works to junction 10
- Close to the new Darlaston Railway Station due in 2025/26
- Served by local bus services 34, 37, 39 and 334 on Darlaston Road

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





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



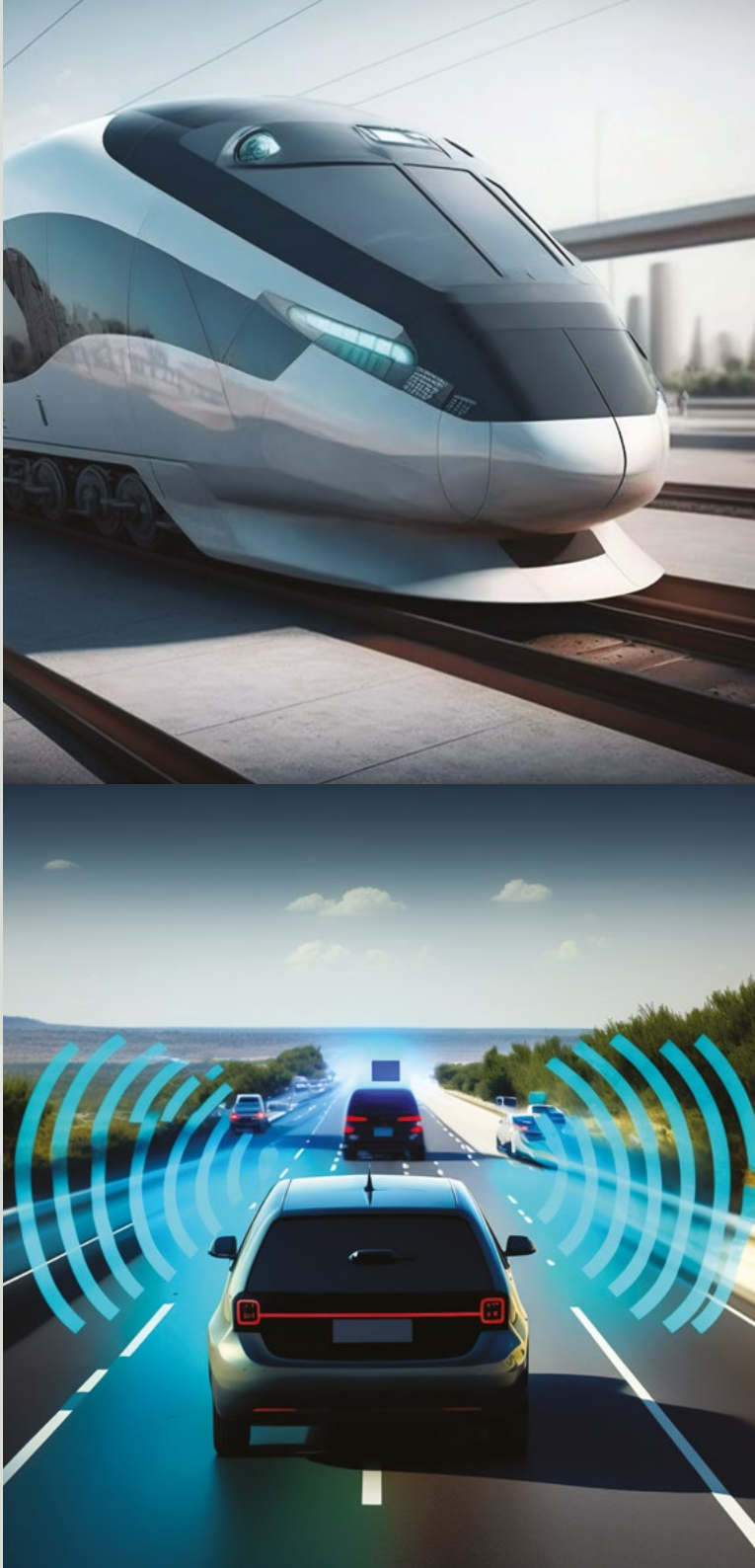
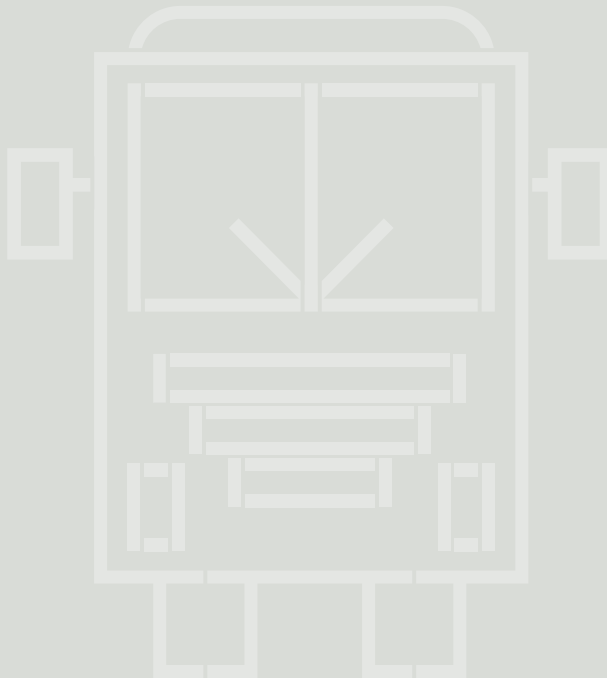
A DYNAMIC REGION

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



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



High-specification sustainable space



Net Zero Carbon capability



Strategic employment site



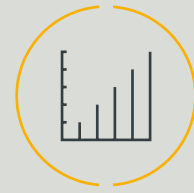
BREEAM Excellent



EV charging points



Staff recreation areas



EPC Rating A



Bike parking and changing facilities



Sustainable access by foot, bike, and bus

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



IAMP
Sunderland





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

DOMINIC TOWLER

07387 259958

dominic.towler@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.
29/5/2025

DEVELOPED BY:

