

SPARK

UNIT A

SPARKWALSALL.CO.UK

TO LET

250,498 SQ FT
3.5 MVA POWER SUPPLY
18M CLEAR HEIGHT

WS2 9RX
///GLOBAL.SPORTS.TIES

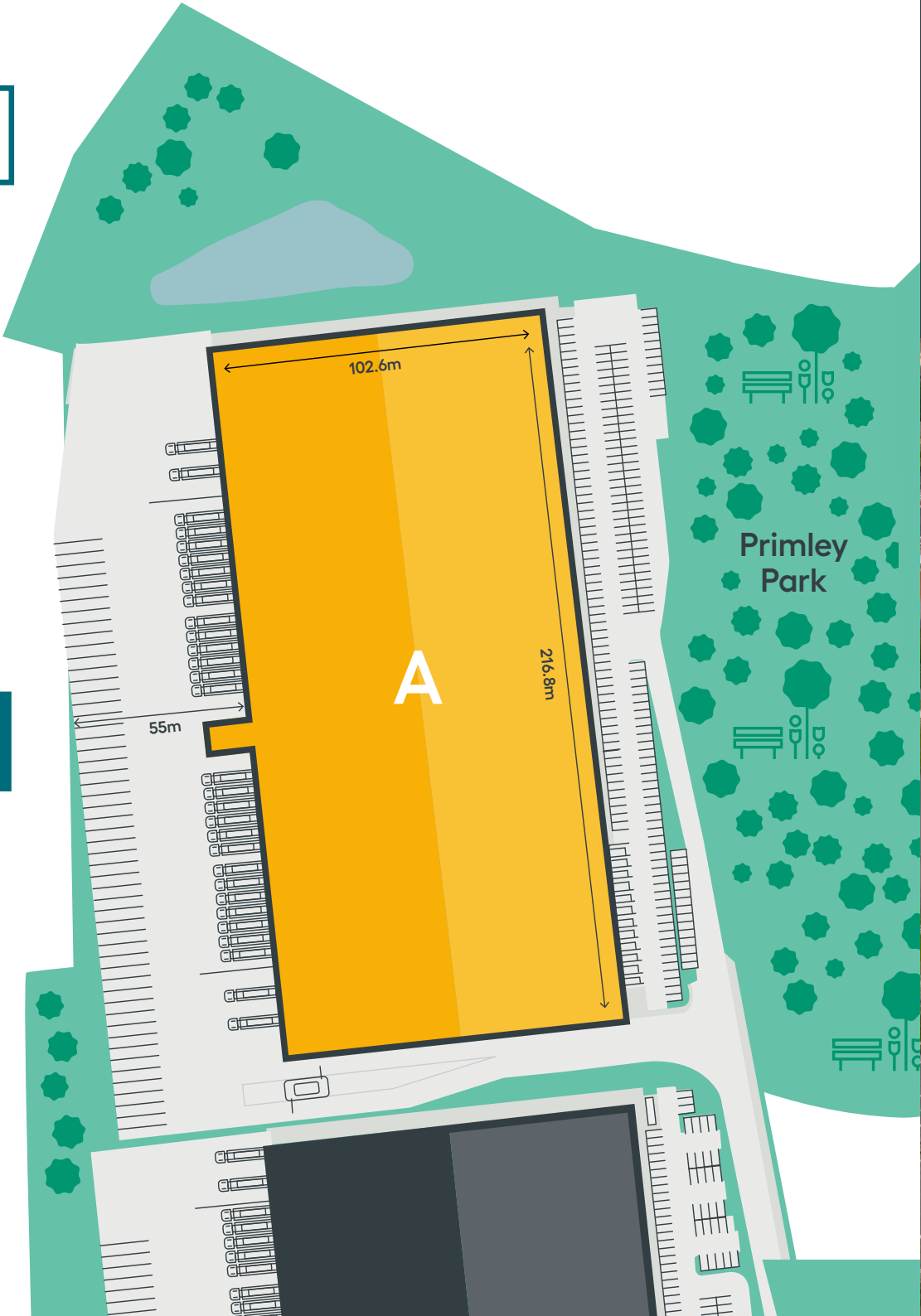
UNIT A

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	
Yard Area	55m	
Allocated Power Load 3.5MVA (additional 7MVA available by separate negotiation)		

SPARK WALSALL

J10

M6



4
LEVEL ACCESS
DOORS



26
DOCK LEVELLERS



52
HGV/TRAILER
PARKING SPACES



55M
YARD DEPTH





50
KN/M2
FLOOR LOADING



60,000
CAPACITY FOR 14
STOREY RACKING /
60,000 CRATES



18M
HEIGHT TO
HAUNCH

SUSTAINABILITY

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.

FUTURE THINKING



High-specification
sustainable space



EPC
Rating A



BREEAM
Excellent



EV charging
points



Net Zero
Carbon capability



PV 10% with capacity for
effective 100% roof coverage



Potential for an
additional 7MVA



Staff recreation
areas



Sustainable access by
foot, bike, and bus



SPARK WALSALL

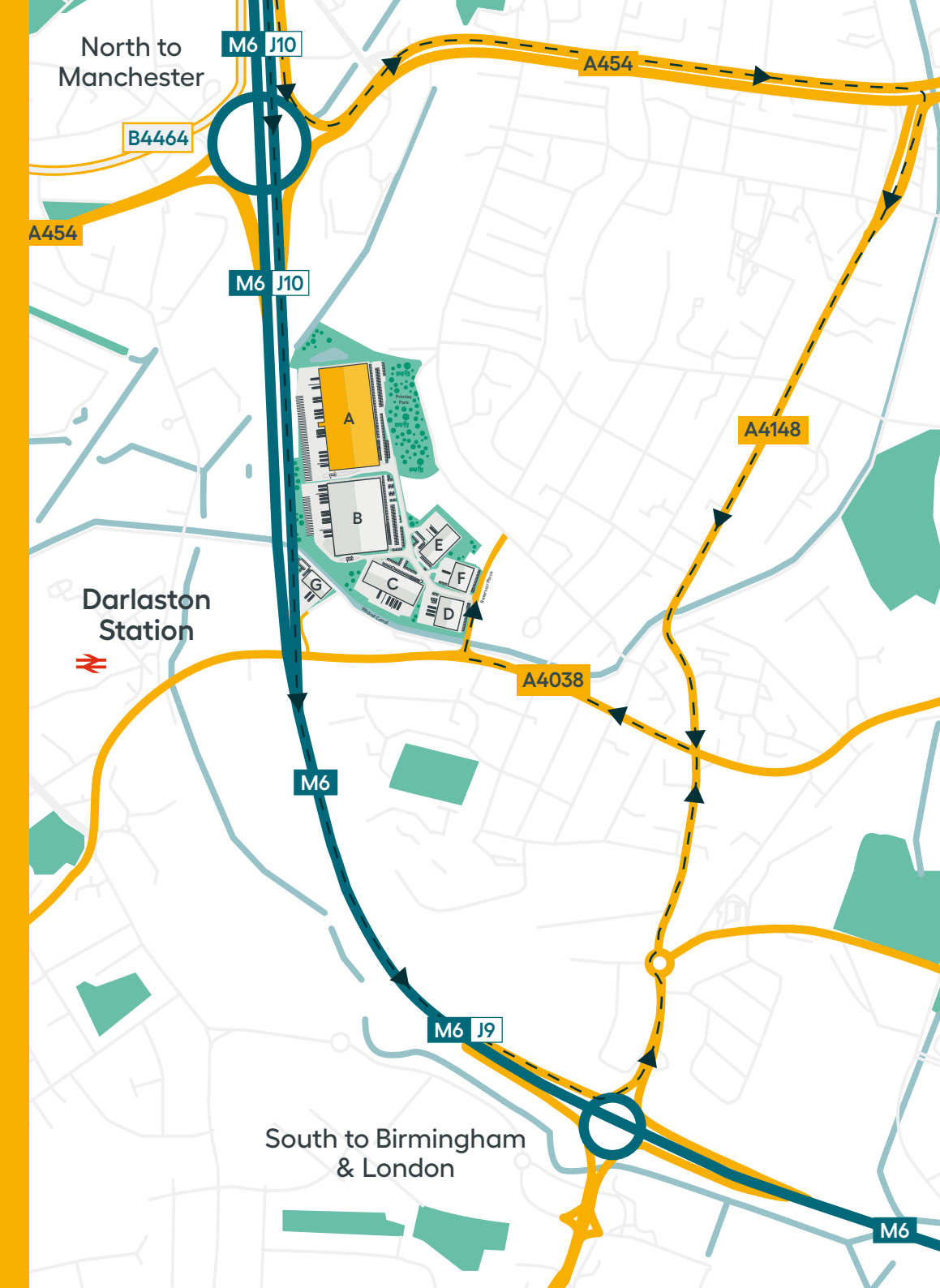
M6 Junction 9	1.2 miles	5 mins
M6 Junction 10	2 miles	5 mins
M5 Junction 1	10 miles	8 mins
Birmingham	10 miles	20 mins
Wolverhampton	7 miles	15 mins

Port of Liverpool	82 miles	1 hr 35
London Gateway	140 miles	2 hr 20
Port of Hull	146 miles	2 hr 30
Port of Southampton	155 miles	3 hr
Port of Felixstowe	171 miles	3hr
Port of Dover	190 miles	3 hr 15

Birmingham	23 miles	30 mins
East Midlands	45 miles	55 mins
Manchester	75 miles	1 hr 20
Bristol	90 miles	1 hr 40
London Heathrow	124 miles	1 hr 55

Within 1 hour drive time	5.75 million
Within 2 hours drive time	25 million
Within 3 hours drive time	49 million

- Under 1 hour
- Under 2 hours
- Under 3 hours
- 3 hours +



A DYNAMIC REGION



1,000+ JOBS

Expected to be created once the scheme is fully operational

Competitively positioned within the West Midlands logistics corridor, Walsall benefits from a large, diverse and well-connected workforce with strong skills in manufacturing, transport and storage.



89%

Percentage of the UK population within a 4.5-hour HGV drive time of the site

Walsall's central location and motorway access (M6/M5/M54) place it within reach of almost the entire UK population.



+5.9%

Population growth in the 30-minute catchment (2014–2024)

Growth in the immediate labour market exceeds many comparable Midlands locations.



£613

Average weekly earnings for full-time workers in Walsall

Lower than nearby competitor locations such as Birmingham, Coventry and Wolverhampton, supporting competitive labour costs.



61%

Working-age population (16–64)

Equivalent to 173,629 people, above the national average.



10,000

Additional people available to join the labour force

Based on economic inactivity levels and ONS availability-for-work indicators.



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



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

SPARKWALSALL.CO.UK

DEVELOPED BY:



PART OF HENRY BOOT

