

SPARK

UNITS B & C

SPARKWALSALL.CO.UK

BUILD
TO SUIT

TO LET /
FOR SALE

UNIT B 188,508
SQ FT

UNIT C 62,463
SQ FT

62,463 – 230,000 SQ FT
J9 & 10 OF THE M6 MOTORWAY
UP TO 3.5MVA POWER SUPPLY

WS2 9RX
///GLOBAL.SPORTS.TIES

DETAILED PLANNING
CONSENT FOR TWO
SEPARATE UNITS OF
62,463 AND 188,508 SQ FT

CONSENT FOR BUILD
HEIGHT UP TO 25M

MAXIMUM SINGLE
COMBINED UNIT
OF 230,000 SQ FT



SERVICED
AND READY
TO BUILD



READY TO
OCCUPY FROM
10 MONTHS



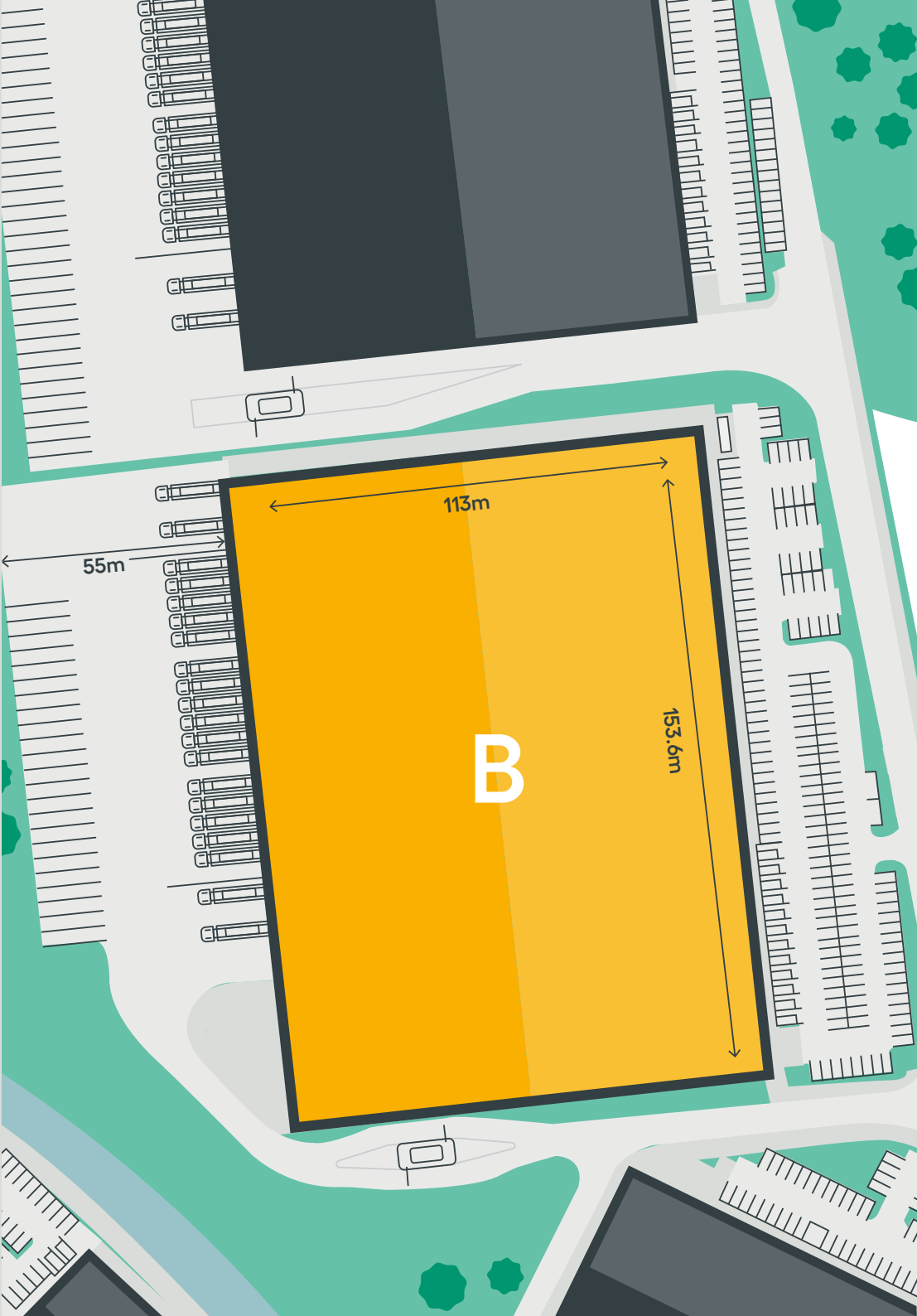
BRAND NEW EMPLOYMENT
PARK NEXT TO J9 & 10 OF
THE M6 MOTORWAY



UNIT B BUILD TO SUIT

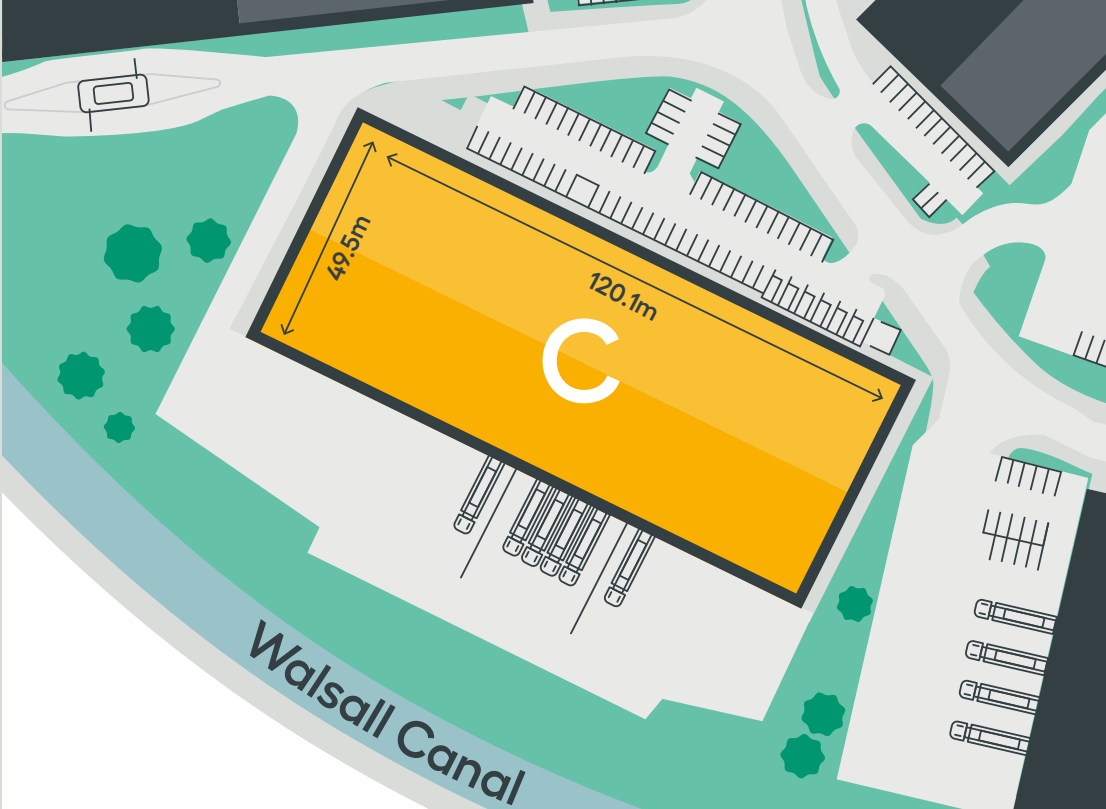
Total Size	17,513 sq m	188,508 sq ft
Warehouse	16,505 sq m	177,658 sq ft
Two Storey Offices	1,008 sq m	10,850 sq ft
Parking	176 cars	
HGV Door Locations	20	
HGV Yard Locations	28	
Floor Loading	50kn/M2	
Level Access Doors	4	
Dock Loading Doors	16	
Clear Working Height	Up to 25m	
Site Area	3.74 ha	9.23 acres
EV Charging Points	17	
High-specification Sustainable Space		
BREEAM Excellent		
EPC Rating A		
Secure Yard Area		
Speedy delivery available by 10 months		

SPARK WALSALL



UNIT C BUILD TO SUIT

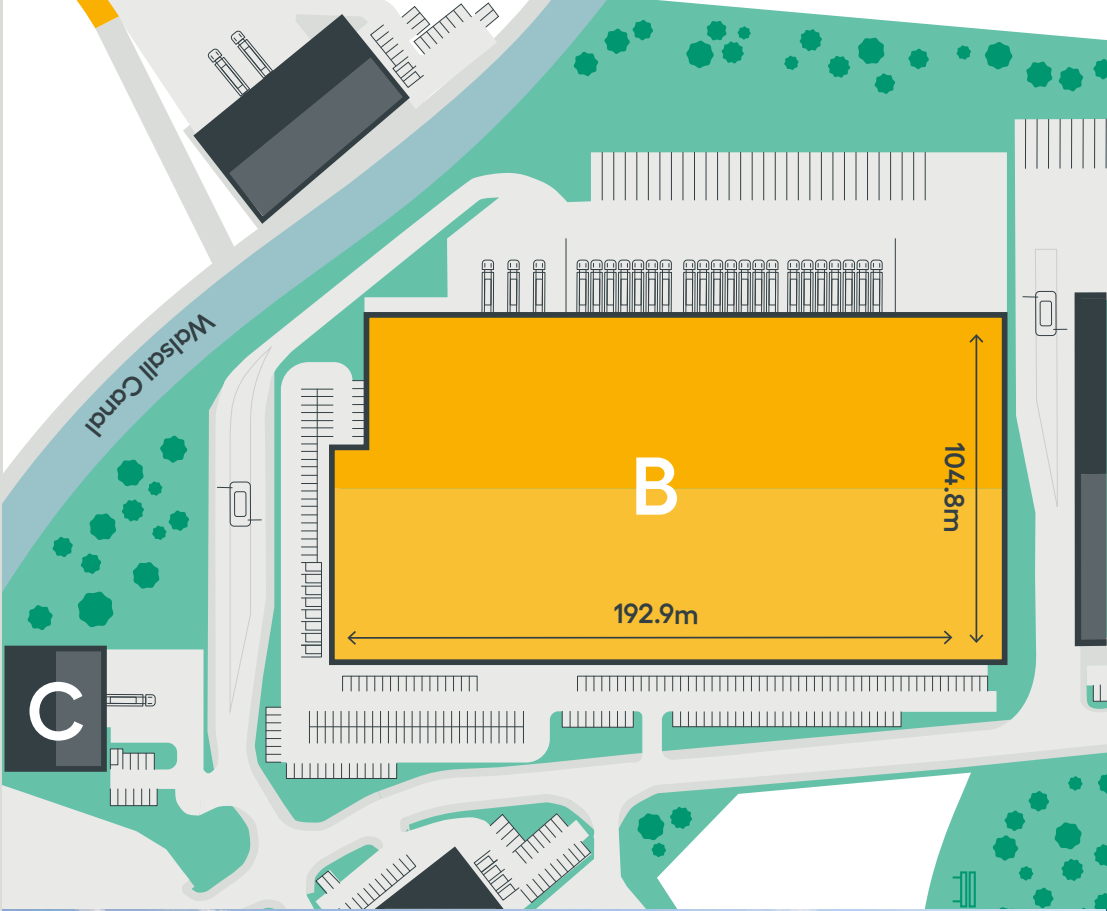
Total Size	5,803 sq m	62,463 sq ft
Warehouse	5,483 sq m	59,018 sq ft
Ground Floor Office	320 sq m	3,445 sq ft
Parking	62 cars	
Dock Loading Doors	4	
Level Access Doors	2	
Clear Working Height	Up to 25m	
Floor Loading	50kn/M2	
Site Area	1.54 ha	3.80 acres
EPC Rating A		
Outline consent granted, delivery on a build to suit basis		



UNITS B + C COMBINED OPTION BUILD TO SUIT

Units B & C can be combined to provide a single unit of 230,000 sq ft – further details on request

Total Size	21,368 sq m	230,344 sq ft
Warehouse	19,974 sq m	215,000 sq ft
Two Storey Offices	1,394 sq m	15,000 sq ft
Gatehouse	32 sq m	344 sq ft



Site update April 2026

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



Capacity to adapt with Power Allocation up to 3.5MVA



Staff recreation areas



Sustainable access by foot, bike, and bus

GET CONNECTED

SPARK, Walsall is strategically located in the heart of the West Midlands logistics network, with immediate access to the M6 and fast connections to the M5, M54, M42, and M1. This central position enables efficient national distribution to all major population centres.

- CONNECTIVITY
- 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

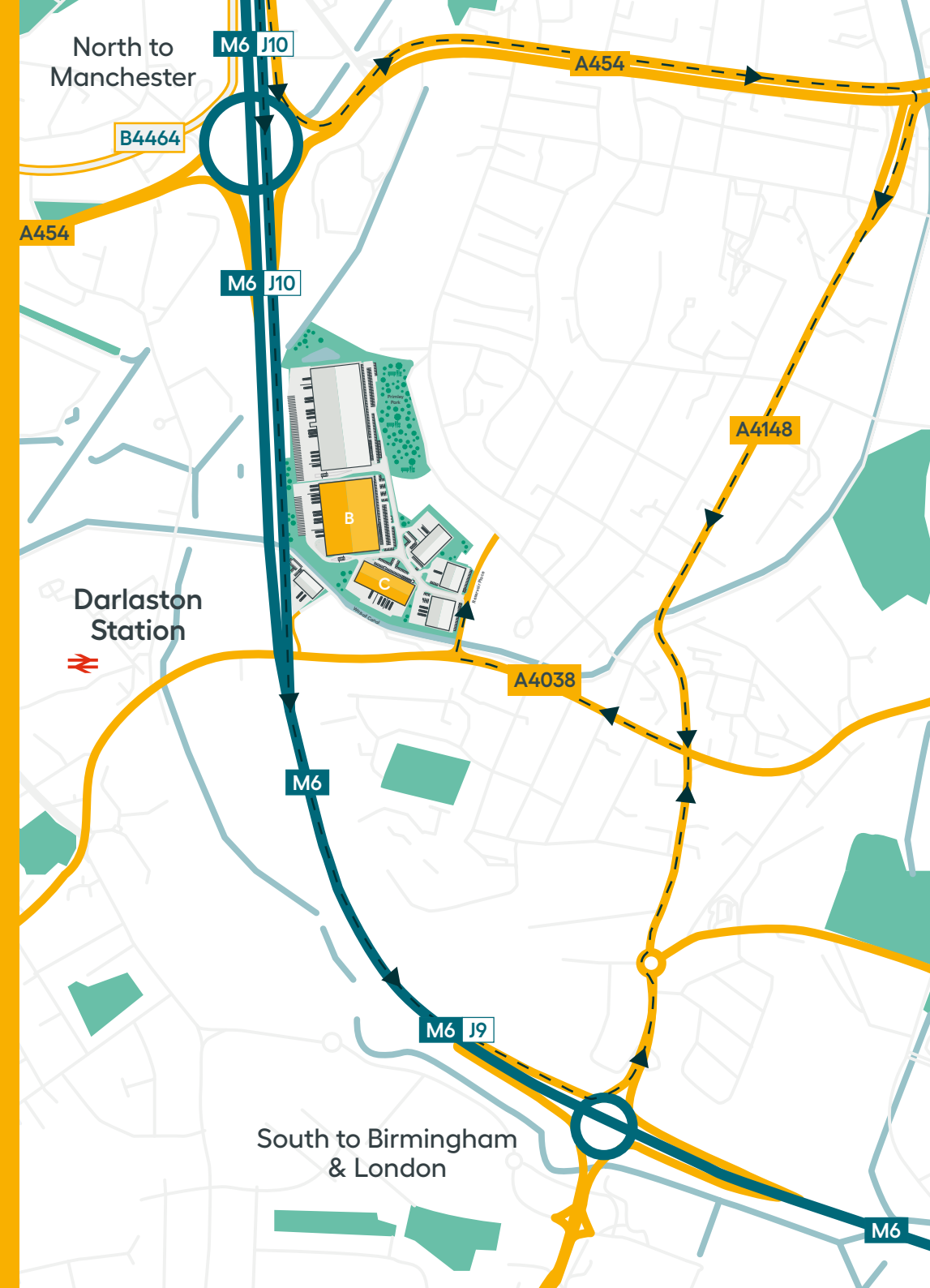
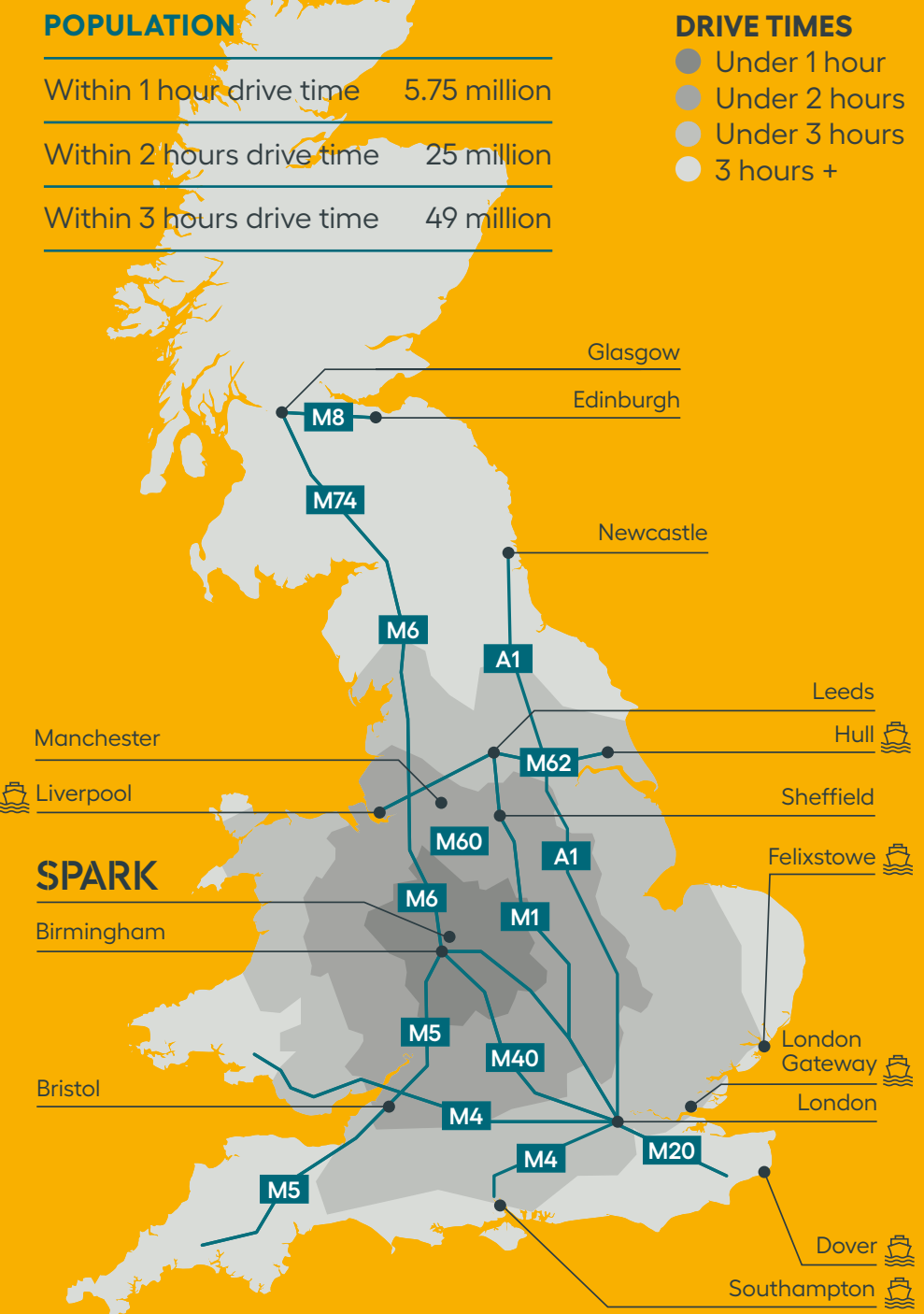
Postcode:
WS2 9RX

What3words:
GLOBAL.SPORTS.TIES

SPARK WALSALL



HGV DRIVE TIMES		
MOTORWAYS + CITIES		
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
PORTS		
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
AIRPORTS		
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



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.

WHERE GREAT PLACES START

SPARK WALSALL



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DEVELOPED BY:



PART OF HENRY BOOT

