

# FOUNDRY

BUSINESS PARK

## TO LET

**BRAND NEW**  
URBAN LOGISTICS /  
INDUSTRIAL UNITS  
FROM 2,500 SQ FT  
TO 60,000 SQ FT

**READY AUTUMN 2025**

Bilston Urban Village East,  
Brook Street, Bilston,  
Wolverhampton,  
West Midlands, WV14 0ST

**WHAT3WORDS**

///kicked.flies.bucks



THE PERFECT LOCATION IS **FOUND**

# FOUNDRY BUSINESS PARK

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Foundry Business Park is a new BREEAM excellent urban logistics/ industrial estate, developed by Goold Estates.

[The first phase of units will be available from Autumn 2025].

## LOCATION

Foundry Business Park is situated on the eastern edge of the Bilston Urban Village regeneration area within the Market Town of Bilston. The site is located south of Bilston Town centre, approximately 2.5 miles to the south east of Wolverhampton City Centre and 14.5 miles to the north west of Birmingham City Centre. The Black Country Route [A463] is situated north of the site and is accessed via Bath Street and Brook Street at the Oxford Street roundabout.

This provides access to J10 of M6 within approximately 3 miles, J9 of M6 within approximately 4.5 miles and J1 of M5 within approximately 6.4 miles. The site benefits from excellent access to the West Midlands Metro with the Bilston Central and Loxdale stops situated within close proximity on the route between Birmingham and Wolverhampton.

## SPECIFICATION

BREEAM® BREEAM excellent



Solar PV panels



24/7 access



EV chargers



Eaves heights ranging from 6m to 10m



Docks (Unit 15)



Self-contained gated estate



Estate CCTV



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**BULLEYS**  
01902 713333  
BULLEYS.CO.UK

## FURTHER INFORMATION

Please contact the agent:

**NOEL MUSCUTT**  
07970 283 703  
noel.muscutt@bulleys.co.uk

**JAMES BIRD**  
07894 930 592  
james.bird@bulleys.co.uk

## TERMS

New leases on terms to be agreed.

## PLANNING

Use class B2/B8/E(g)(iii) Planning reference number: 23/01256/FUL

## SERVICE CHARGE

A service charge will be implemented on the estate.

A DEVELOPMENT BY:

**gooldestates**

0121 217 8888  
info@gooldestates.com

CITY OF  
**WOLVERHAMPTON**  
COUNCIL

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Designed by  
Blaze  
Marketing  
0161 387 7252



### ACCOMMODATION

UNIT	SQ M	SQ FT	YARD SIZE	EAVES HEIGHT	PARKING SPACES
Unit 1	465	5,000	844m <sup>2</sup>	8400mm	5
Unit 2	465	5,000	844m <sup>2</sup>	8400mm	9
Unit 3	1,115	12,000	678m <sup>2</sup>	8754mm	18
Unit 4	557.5	6,000	678m <sup>2</sup>	8754mm	9
Unit 5	557.5	6,000	678m <sup>2</sup>	8754mm	9
Unit 6	1,115	12,000	678m <sup>2</sup>	8754mm	18
Unit 7	1,115	12,000	1439m <sup>2</sup>	8425mm	15
Unit 8	1,672	18,000	2035m <sup>2</sup>	8425mm	12
Unit 9	1,672	18,000	2035m <sup>2</sup>	8425mm	10
Unit 10	232	2,500	1640m <sup>2</sup>	6000mm	7
Unit 11	232	2,500	1640m <sup>2</sup>	6000mm	8
Unit 12	232	2,500	1640m <sup>2</sup>	6000mm	8
Unit 13	232	2,500	1640m <sup>2</sup>	6000mm	8
Unit 14	232	2,500	1640m <sup>2</sup>	6000mm	7
Unit 15	5,574	60,000	3609m <sup>2</sup>	10,000mm	28

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