

FOUNDRY

BUSINESS PARK

TO LET

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

READY Q4 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

READY AUTUMN 2025
THE PERFECT LOCATION IS FOUND



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

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 4.5 miles and J1 of M5 within 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"



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

LARA A010417
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LARA ANGELL
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lara@gooldestates.com

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Designed by
Bliss
Marketing
0161 587 7252



ACCOMMODATION

UNIT	SQ M	SQ FT	EAVES HEIGHT (M)	PARKING SPACES
Unit 1	465	5,000	7	5
Unit 2	465	5,000	7	9
Unit 3	1,115	12,000	7	18
Unit 4	557.5	6,000	7	9
Unit 5	557.5	6,000	7	9
Unit 6	1,115	12,000	7	18
Unit 7	1,115	12,000	8	15
Unit 8	1,672	18,000	8	12
Unit 9	1,672	18,000	8	10
Unit 10	232	2,500	6	7
Unit 11	232	2,500	6	8
Unit 12	232	2,500	6	8
Unit 13	232	2,500	6	8
Unit 14	232	2,500	6	7
Unit 15	5,574	60,000	10	28

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