

# FOUNDRY

BUSINESS PARK

## TO LET

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

**READY SPRING 2026**

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

**WHAT3WORDS**  
///kicked.flies.bucks



THE PERFECT LOCATION IS **FOUND**

[WWW.FOUNDRYBUSINESSPARK.CO.UK](http://WWW.FOUNDRYBUSINESSPARK.CO.UK)



# FOUNDRY BUSINESS PARK

READY SPRING 2026  
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"



Eaves heights ranging from 6m to 10m



PV panels



Docks (Unit 15)



24/7 access



Self-contained gated estate



EV chargers



Estate CCTV



# 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**

www.gooldestates.com

LARA ANGELL  
07795 010417  
lara@gooldestates.com

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Designed by:  
Base  
Marketing  
0161 587 7252

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## 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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