

# FOUNDRY

BUSINESS PARK

## TO LET

**BRAND NEW**  
URBAN LOGISTICS /  
INDUSTRIAL UNITS  
FROM 2,513 SQ FT  
TO 63,466 SQ FT

**READY AUTUMN 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 AUTUMN 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



EV chargers



PV panels



Docks (Unit 15)



Estate CCTV



24/7 access



Self-contained gated estate



# TO LET

**BRAND NEW**  
URBAN LOGISTICS / INDUSTRIAL UNITS  
FROM 2,513 SQ FT TO 63,466 SQ FT



## ACCOMMODATION

UNIT	SQ M	SQ FT	EAVES HEIGHT (M)	PARKING SPACES
Unit 1	477	5,134	7	5
Unit 2	477	5,134	7	9
Unit 3	1,112	11,971	7	18
Unit 4	580	6,241	7	9
Unit 5	580	6,241	7	9
Unit 6	1,112	11,971	7	18
Unit 7	1,115	12,000	8	15
Unit 8	1,672	17,997	8	12
Unit 9	1,672	17,997	8	10
Unit 10	235	2,529	6	7
Unit 11	233	2,513	6	8
Unit 12	233	2,513	6	8
Unit 13	235	2,530	6	8
Unit 14	235	2,530	6	7
Unit 15	5,896	63,466	10	28

Units may be combined

# TO LET

**BRAND NEW**

URBAN LOGISTICS / INDUSTRIAL UNITS  
FROM 2,513 SQ FT TO 63,466 SQ FT



# FOUNDRY BUSINESS PARK

READY AUTUMN 2026

THE PERFECT LOCATION IS FOUND



## FURTHER INFORMATION

### 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.

Please contact the agent:



### NOEL MUSCUTT

07970 283 703  
noel.muscutt@bulleys.co.uk

### JAMES BIRD

07894 930 592  
james.bird@bulleys.co.uk

A DEVELOPMENT BY:

**gooldestates** 

[www.gooldestates.com](http://www.gooldestates.com)

LARA ANGELL

07795 010417

[lara@gooldestates.com](mailto:lara@gooldestates.com)

IMPORTANT NOTICE. Bulleys give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published July 2025.

Designed by:  
 Blaze  
Marketing  
0161 387 7252

# TO LET

BRAND NEW

URBAN LOGISTICS / INDUSTRIAL UNITS  
FROM 2,513 SQ FT TO 63,466 SQ FT