

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

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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
-  Eaves heights ranging from 6m to 10m
-  Docks (Unit 15)
-  Self-contained gated estate
-  EV chargers
-  Estate CCTV



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**PHASE 2
UP TO 50,000 SQ FT
AVAILABLE**

**FOUNDRY63
(UNIT 15)**

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 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

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FURTHER INFORMATION

Please contact the agent:



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.

NOEL MUSCUTT

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A DEVELOPMENT BY:

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Designed by:
 Blaze
Marketing
0161 387 7252

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