

# WATCH THIS SPACE

WALSALL  
WS2 9SL



A 21st century logistics and manufacturing hub offering 620,000 sq ft of high-specification floor space from 20,000 to 315,000 sq ft.

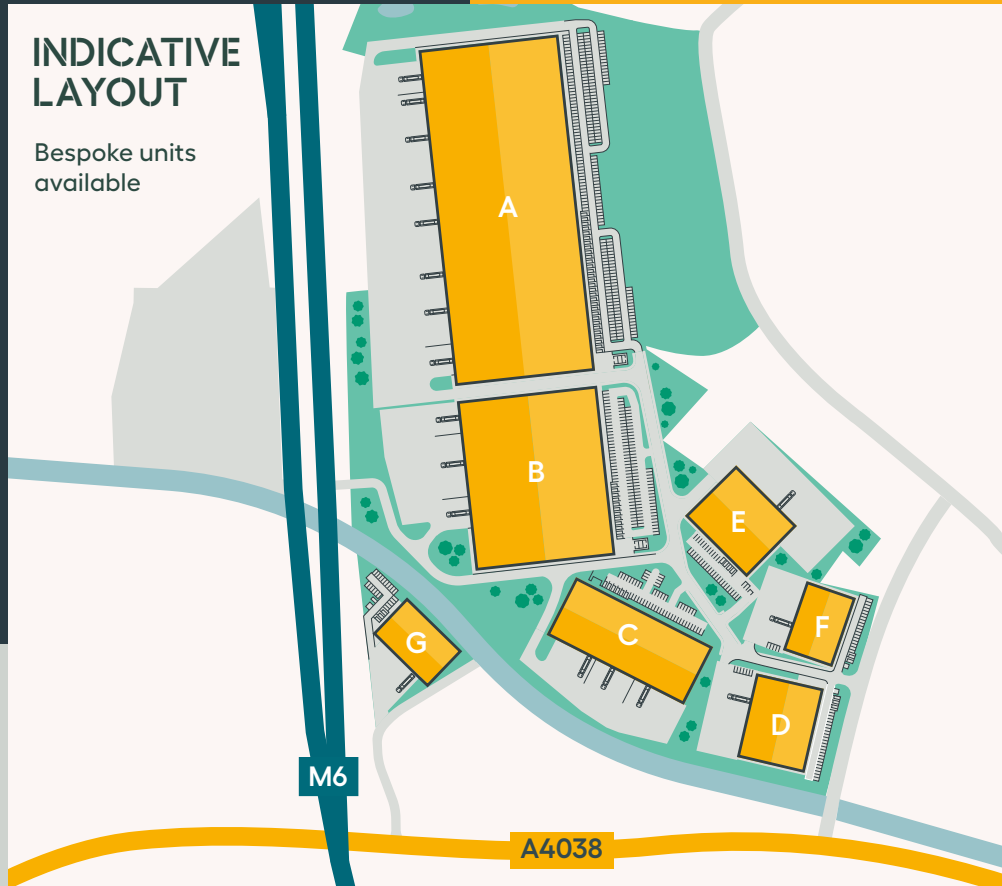
Ready to occupy Q4 2024 onwards.

**H B D**



## INDICATIVE LAYOUT

Bespoke units available



## SPECIFICATION

- Units from 20,000 to 315,000 sq ft
- Approved for B2 and B8 use
- High-specification sustainable space
- Net Zero Carbon capability
- BREEAM Excellent / Very Good
- EPC Rating A
- 15m clear working height
- 50kN/m2 floor loading
- 12MVA allocated power load
- Medium pressure gas connection
- EV charging points

## SCHEDULE OF AREAS

All areas are approximate gross internal

**UNIT A** – Total 314,720 sq ft

**UNIT B** – Total 132,820 sq ft

**UNIT C** – Total 60,445 sq ft

**UNIT D** – Total 35,746 sq ft

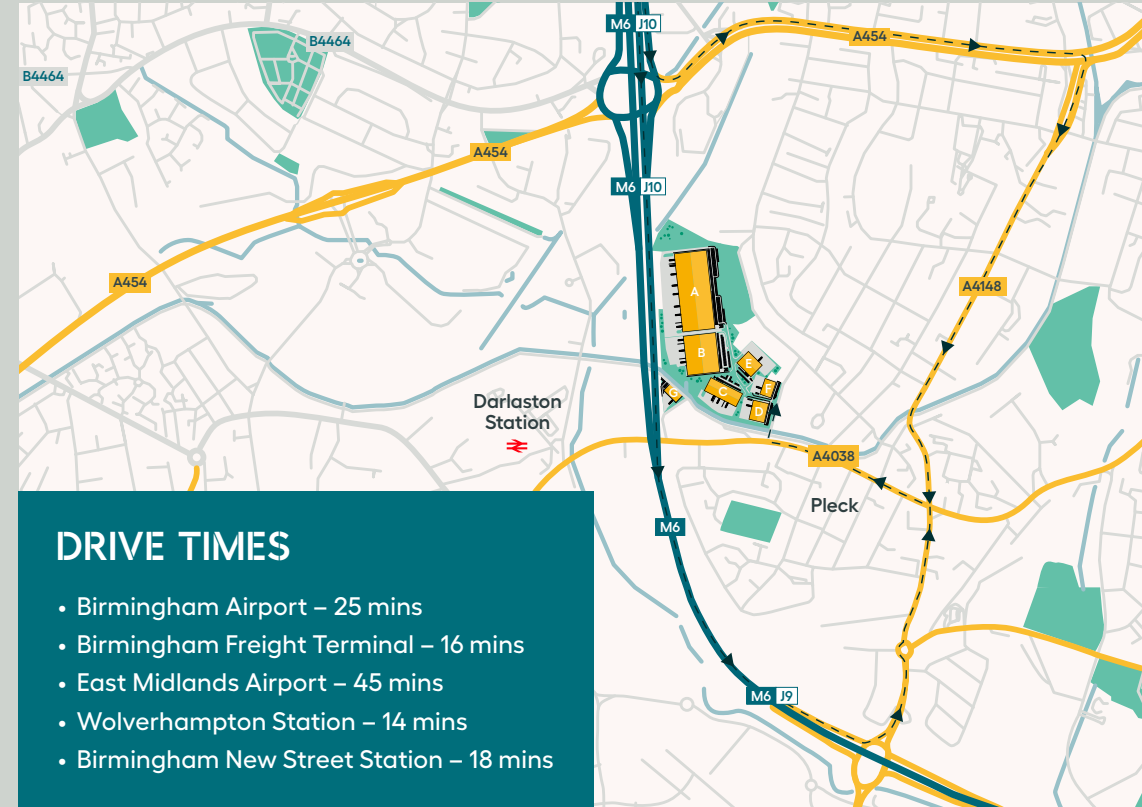
**UNIT E** – Total 39,921 sq ft

**UNIT F** – Total 22,603 sq ft

**UNIT G** – Total 21,645 sq ft

## GET CONNECTED

- Key gateway site to the Black Country
- Adjacent to junctions 9 and 10 of the M6
- Close to the new Darlaston Railway Station due in 2024
- Served by local bus services 34, 37, 39 and 334 on Darlaston Road
- Close proximity to Birmingham, Aston, Wolverhampton, and BCU universities
- 3.7m working age residents in 60 minutes drive (Source: ONS)



## DRIVE TIMES

- Birmingham Airport – 25 mins
- Birmingham Freight Terminal – 16 mins
- East Midlands Airport – 45 mins
- Wolverhampton Station – 14 mins
- Birmingham New Street Station – 18 mins

 **WS2 9SL**

# H B D

PART OF THE  
**HENRY BOOT GROUP**  
www.hbd.co.uk

 **Knight Frank**

James Clements – 07436 165015  
james.clements@knightfrank.com

Edward Kennerley – 07972 187779  
edward.kennerley@knightfrank.com

 **CUSHMAN & WAKEFIELD**

Will Arnold – 07793 149886  
will.arnold@cushwake.com

David Binks – 07973 940515  
david.binks@cushwake.com