

SPARK

WALSALL
WS2 9SL

POWERING
YOUR
POTENTIAL

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.

Available Q4 2024 onwards.

[SPARKWALSALL.CO.UK](https://www.sparkwalsall.co.uk)



WELCOME TO SPARK

SPARK is set to become a 21st century logistics and manufacturing hub offering global and local occupiers 620,000 sq ft of high-specification floor space from 20,000 – 315,000 sq ft.

This brand-new destination has been designed with Net Zero Carbon in mind, providing logistics and manufacturing operators with a range of sustainable property solutions that can be built to suit, with access to market leading infrastructure and power provision.

Located right by junctions 9 and 10 of the M6, SPARK sits in the heart of the Midlands' world-class logistics and manufacturing economy, offering occupiers direct access to a range of local skills, talent, and expertise.

MANUFACTURING

LOGISTICS

620,000 SQ FT

ACROSS 44 ACRES

20,000 – 315,000 SQ FT

UNITS AVAILABLE

NET ZERO CARBON

CAPABILITY

J9 AND J10 OF M6

LOCATION

12MVA

ALLOCATED POWER LOAD

B2 AND B8

USES

Q4 2024

READY TO OCCUPY

EXTENSIVE LABOUR POOL

AVAILABLE IN REGION

INDICATIVE MASTERPLAN

UNIT A

Total size	29,238 sq m	314,720 sq ft
Warehouse	27,810 sq m	299,350 sq ft
Ground floor office	714 sq m	7,685 sq ft
First floor office	714 sq m	7,685 sq ft
Parking	296 cars	

UNIT B

Total size	12,339 sq m	132,820 sq ft
Warehouse	11,656 sq m	125,465 sq ft
Ground floor office	98 sq m	1,055 sq ft
First floor office	585 sq m	6,300 sq ft
Parking	126 cars	

UNIT C

Total size	5,615 sq m	60,445 sq ft
Warehouse	5,335 sq m	57,430 sq ft
Ground floor office	280 sq m	3,015 sq ft
Parking	58 cars	

UNIT D

Total size	3,321 sq m	35,746 sq ft
Warehouse	3,113 sq m	33,508 sq ft
Ground floor office	208 sq m	2,238 sq ft
Parking	35 cars	

UNIT E

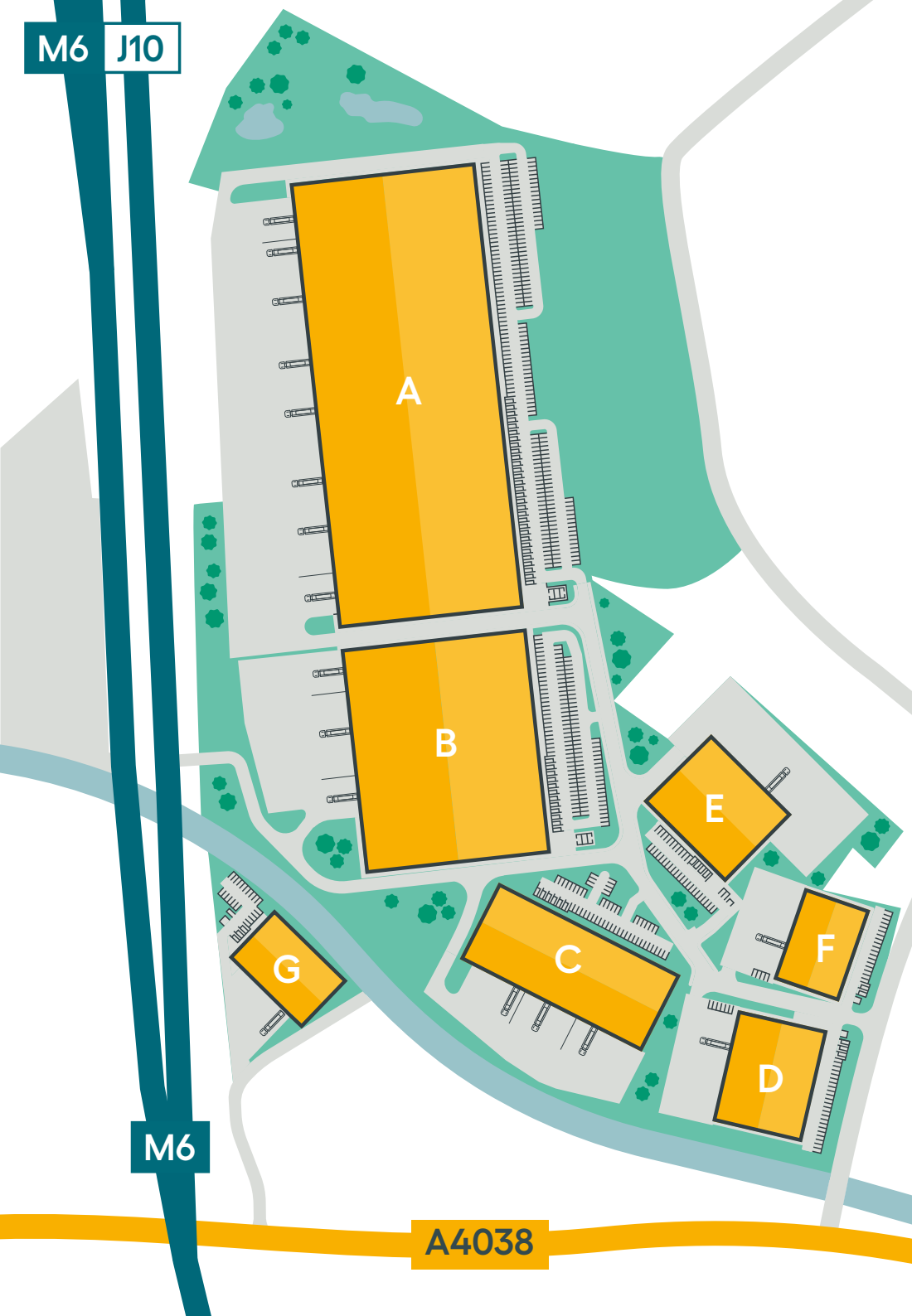
Total size	3,709 sq m	39,921 sq ft
Warehouse	3,386 sq m	36,446 sq ft
Ground floor office	64sq m	688 sq ft
First floor office	259 sq m	2,787 sq ft
Parking	40 cars	

UNIT F

Total size	2,100 sq m	22,603 sq ft
Warehouse	1,964 sq m	21,140 sq ft
Ground floor office	136 sq m	1,463 sq ft
Parking	24 cars	

UNIT G

Total size	2,011 sq m	21,645 sq ft
Warehouse	1,891 sq m	20,354 sq ft
Ground floor office	120 sq m	1,291 sq ft
Parking	25 cars	





SPECIFICATION

20,000 – 315,000 SQ FT
UNITS

B2 AND B8
USES

HIGH-SPECIFICATION
SUSTAINABLE SPACE

NET ZERO CARBON
CAPABILITY

EXCELLENT / VERY GOOD
BREEAM

EPC RATING A

25M
MAXIMUM UNIT HEIGHT

50KN/M2
FLOOR LOADING

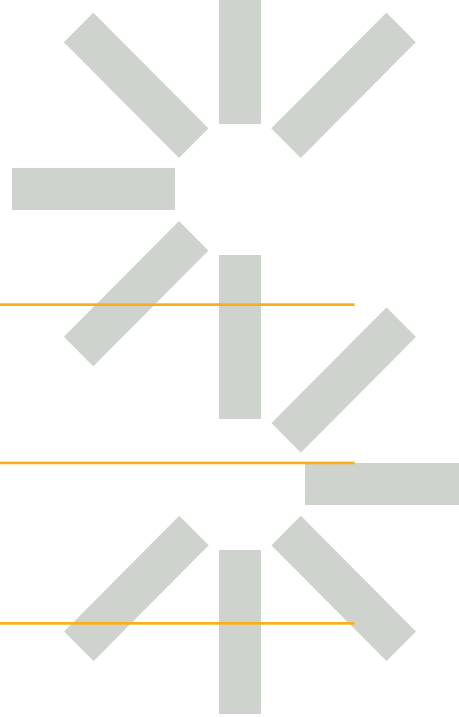
12MVA
ALLOCATED POWER LOAD

MEDIUM PRESSURE
GAS CONNECTION

GROUND AND DOCK LEVEL
LOADING

SECURE YARD AREA

EV CHARGING POINTS



GET CONNECTED

CONNECTIVITY

Key gateway site to the Midlands

Access via junctions 9 and 10 of the M6

£78m improvement works to junction 10 in progress

Close to the new Darlaston Railway Station due in 2023

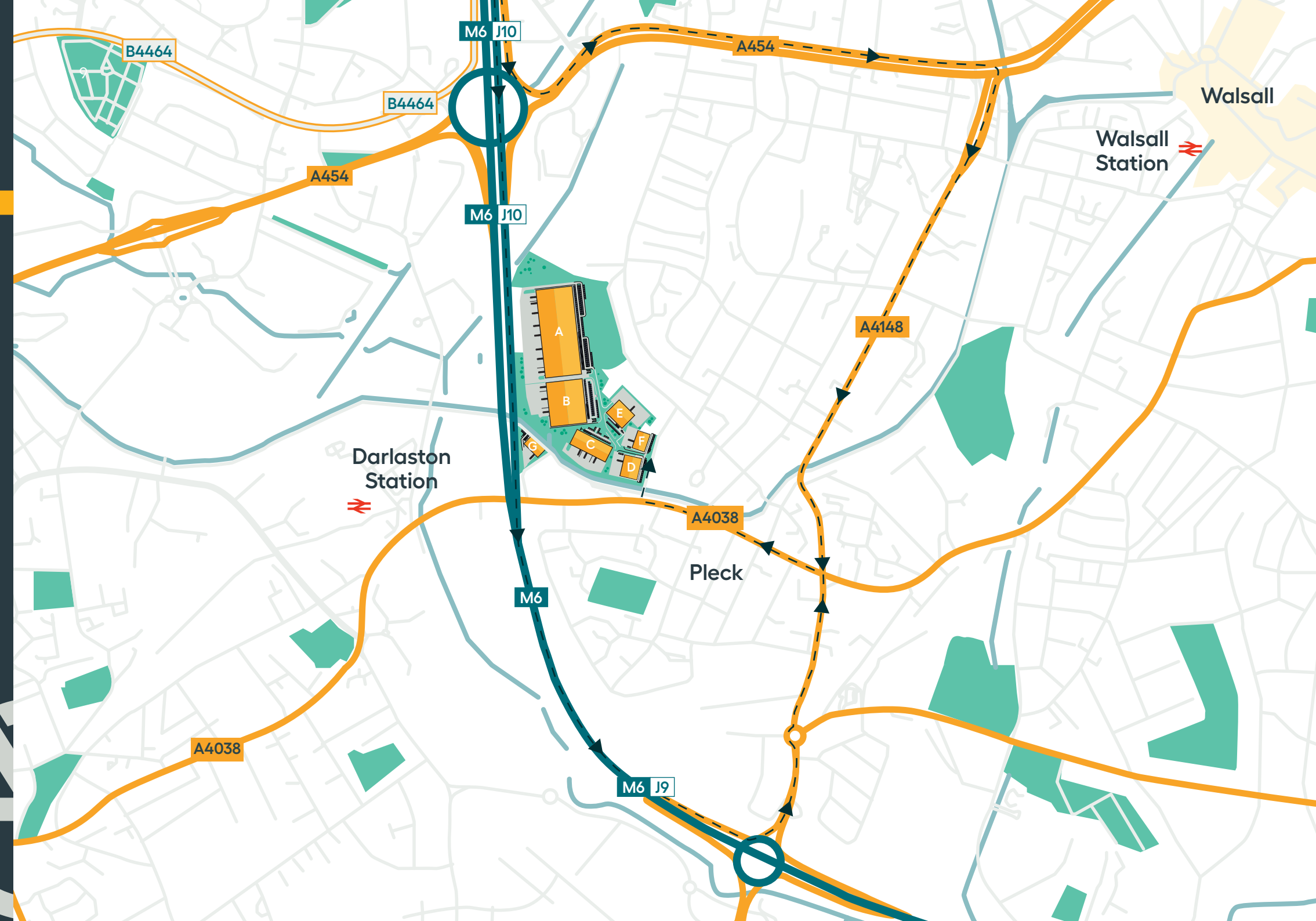
Served by local bus services 34, 37, 39 and 334 on Darlaston Road

DRIVE TIMES

Walsall Station	5 mins
Wolverhampton Station	14 mins
Birmingham Freight Terminal	16 mins
Birmingham New Street Station	18 mins
Hams Hall Freight Terminal	22 mins
Birmingham Airport	25 mins
East Midlands Airport	45 mins
Manchester Airport	70 mins
Port of Liverpool	90 mins
Port of Hull	140 mins

Postcode:
WS2 9SL

What3words:
GLOBAL.SPORTS.TIES



LOCATION



DESTINATION MILES

M6 Junction 9	0.9
M6 Junction 10	1.5
Birmingham	10
Coventry	30
Leeds	69
Manchester	77
Liverpool	90
London	124
Glasgow	281

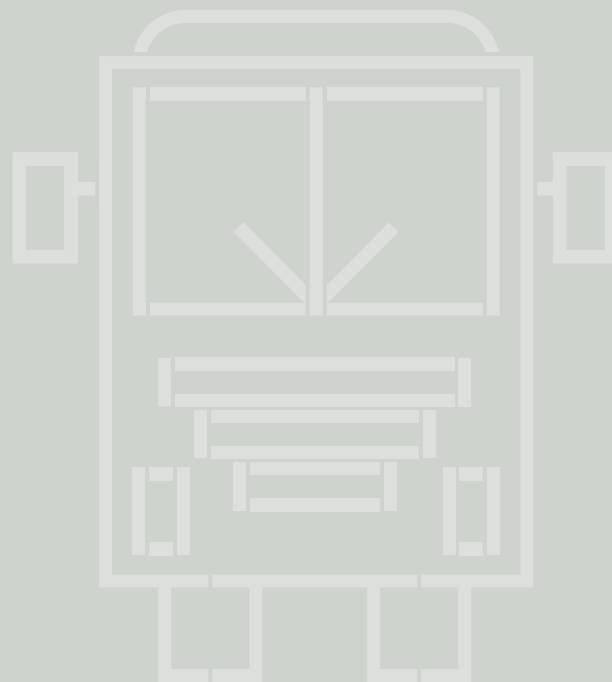


A DYNAMIC REGION

The West Midlands is one of Europe's most dynamic and forward-thinking regions. It's also the centre of the UK's largest automotive, rail and aerospace clusters, where our strength and depth of manufacturing heritage and ambition create the perfect conditions for success.

Manufacturers of all sizes support a network of global brands that operate from the West Midlands, including Kuka Robotics, Fanuc, Tata Steel, Cadbury Mondelez, Schneider Electric, Worcester Bosch and Mazak. A significant cluster of aerospace control systems expertise has developed here too, with Moog, Meggitt, Collins Aerospace and Rolls-Royce Control Systems all based here.

It's also home to the global HQ's of Jaguar Land Rover, Aston Martin, London Electric Vehicle Company, and Dennis Eagle, all of which are helping open up opportunities across the region's mobility sector, particularly electrification, autonomous vehicles, and future rail.



£117bn regional economy

200k businesses in the region

2.9m strong workforce

211k auto, rail, aerospace, engineering, and manufacturing professionals

25% of UK aerospace industry in the Midlands

350 businesses currently in the local HS2 supply chain

Home to 1/4 of the UK's engine manufacturing

Responsible for 1/3 of UK's automotive exports

100+ university tech hubs, collab spaces, and centres of excellence

4 off the world's highest ranked universities

60k graduates every year



FUTURE THINKING

As part of the Henry Boot PLC group, HBD is making a real difference to our places, people, partners, and the planet; including our collective ambition to be Net Zero Carbon by 2030. This is no different here at SPARK, where we are committed to delivering a sustainable place in which occupiers can prosper long into the future.

We are also working with the community to ensure we get the very best out of the development. From engagement with the schools and social clubs on our doorstep, to staff volunteering and job fairs, HBD is proactively providing local people with a range of positive initiatives, opportunities, and support.

SUSTAINABILITY



Strategic employment site



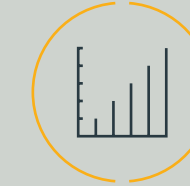
High-specification sustainable space



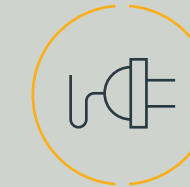
Net Zero Carbon capability



BREEAM Excellent / Very Good



EPC Rating A



EV charging points



Extensive landscaping



Staff recreation areas



Sustainable access by foot, bike, and bus



Bike parking and changing facilities



Local community engagement



Staff volunteering

ABOUT US

HBD create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

This is because of our commitment to developing lasting property solutions that meet, and exceed, the needs of 21st century industrial and logistics occupiers, no matter how large or small. And our national reach means we can help them grow within our extensive portfolio too.

With history on our side, we're also proud to be part of the Henry Boot Group, who've been operating in land, property, and development for over 135 years. These long-term and well-funded foundations, combined with the experience and expertise of our people, provides a stability and confidence to deliver for all our partners.

PLACES WITH PURPOSE

SPARK WALSALL

POWER PARK
Nottingham



MARKHAM VALE
Derbyshire



WAKEFIELD HUB
Wakefield



IAMP
Sunderland



CONSULTANTS

ARCADIS

PROJECT MANAGEMENT

AJA ARCHITECTS

ARCHITECT

BWB CONSULTING

ENGINEERING

CHORD CONSULTING

UTILITIES

QUOD

PLANNING CONSULTANT

REX PROCTER AND PARTNERS

COST CONSULTANT

SLR CONSULTING

LAND QUALITY

SPARK WALSALL



FIND OUT MORE

sparkwalsall.co.uk

ENQUIRIES



JAMES CLEMENTS

07436 165015

james.clements@knightfrank.com

EDWARD KENNERLEY

07972 187779

edward.kennerley@knightfrank.com



WILL ARNOLD

07793 149886

will.arnold@cushwake.com

DAVID BINKS

07973 940515

david.binks@cushwake.com

DEVELOPED BY:



IN PARTNERSHIP WITH:



FUNDING PARTNERS:



AGENTS:



HBD IS PART OF **HENRY BOOT GROUP**