

WALSALL  
WS2 9SL

UNITS AVAILABLE FROM  
20,000 – 315,000 SQ FT

M6  
J9 & J10

SPARK







**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

**SITE PREPARATION**

TO BE COMPLETE IN 2024

**EXTENSIVE LABOUR POOL**

AVAILABLE IN REGION

**9 MONTHS**

BUILD PROGRAMME

# WELCOME TO SPARK

SPARK is 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.

We're powered up and ready for Q1 2025 construction, with units ranging from big to small we power it all.

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.

[SPARKWALSALL.CO.UK/ONTRACK](https://SPARKWALSALL.CO.UK/ONTRACK)

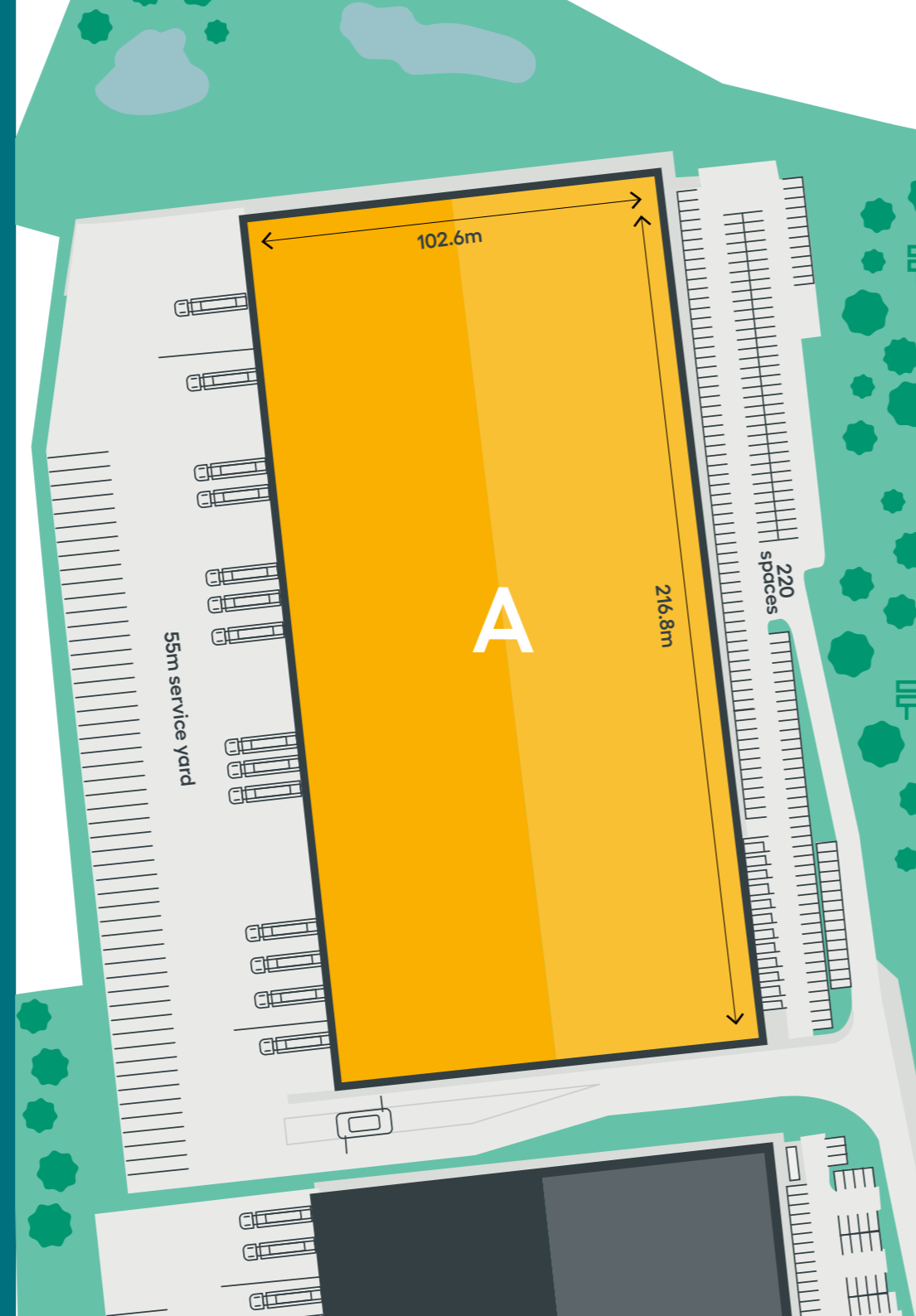
POWERED UP AND READY



## UNIT A

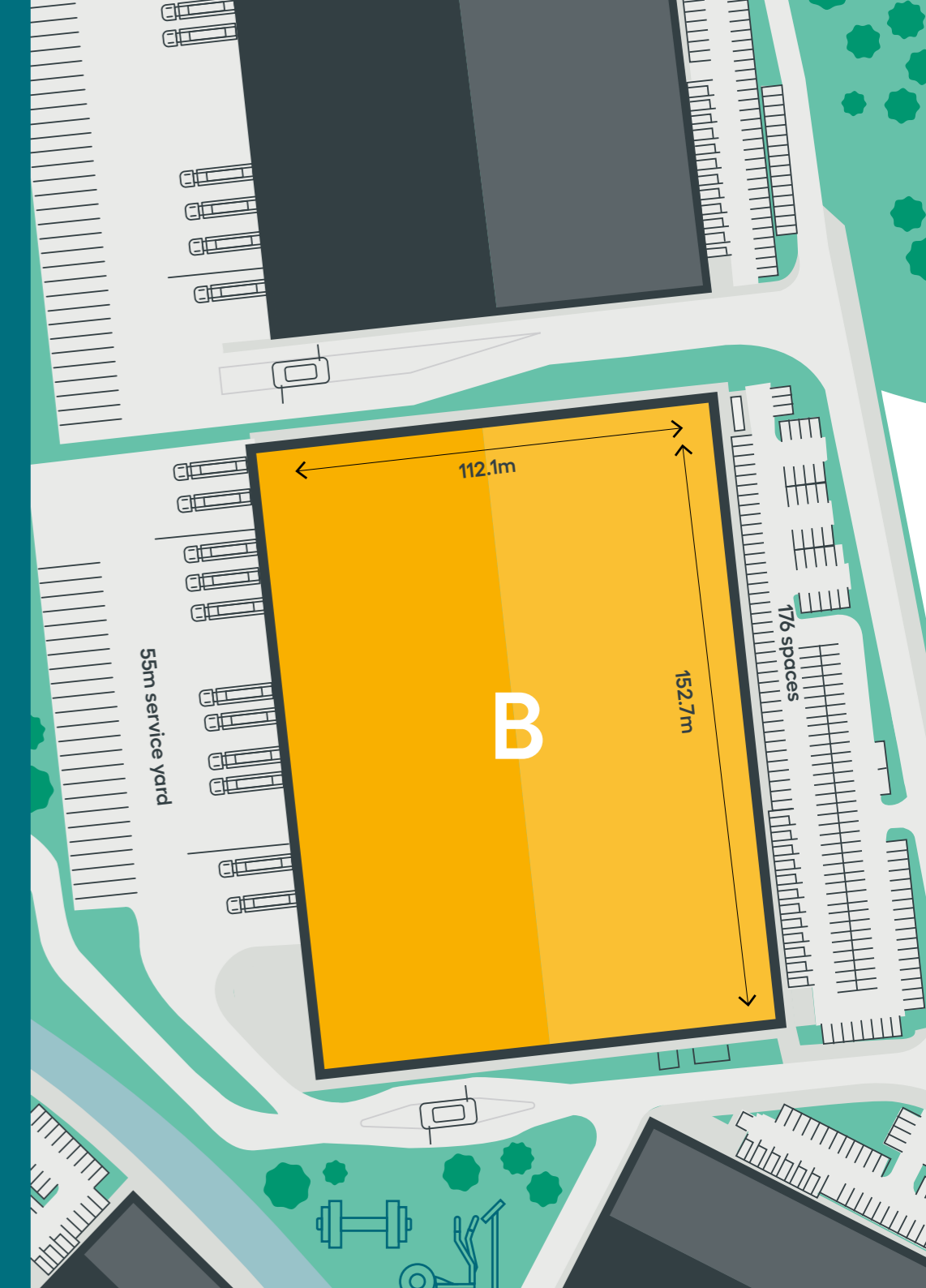
Total Size	23,625 sq m	254,305 sq ft
Warehouse	21,525 sq m	231,700 sq ft
Three Storey Offices	1,800 sq m	19,375 sq ft
Two Storey Offices	300 sq m	3,230 sq ft
Parking	220 cars	
HGV Door Locations	36	
HGV Yard Locations	56	
Floor Loading	50kn/M2	
Max Unit Height	25m	
Site Area	4.75 ha	11.73 acres
EV Charging Points	22	
High-specification Sustainable Space		
BREEAM Excellent		
EPC Rating A		
Medium Pressure Gas Connection		
Secure Yard Area		

SPARK WALSALL



## UNIT B

Total Size	17,513 sq m	188,515 sq ft
Warehouse	16,505 sq m	177,665 sq ft
Two Storey Offices	1,008 sq m	10,850 sq ft
Parking	176 cars	
HGV Door Locations	20	
HGV Yard Locations	28	
Floor Loading	50kn/M2	
Max Unit Height	25m	
Site Area	3.29 ha	8.13 acres
EV Charging Points	17	
High-specification Sustainable Space		
BREEAM Excellent		
EPC Rating A		
Medium Pressure Gas Connection		
Secure Yard Area		



# INDICATIVE MASTERPLAN

**UNIT C**

Total Size	5,803 sq m	62,462 sq ft
Warehouse	5,483 sq m	59,018 sq ft
Ground Floor Office	320 sq m	3,444 sq ft
Parking	62 cars	
Site Area	1.52 ha	3.75 acres

**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	
Site Area	0.75 ha	1.85 acres

**UNIT E**

Total Size	3,709 sq m	39,921 sq ft
Warehouse	3,386 sq m	36,446 sq ft
Ground Floor Office	64 sq m	688 sq ft
First Floor Office	259 sq m	2,787 sq ft
Parking	40 cars	
Site Area	1.19 ha	2.94 acres

**UNIT F**

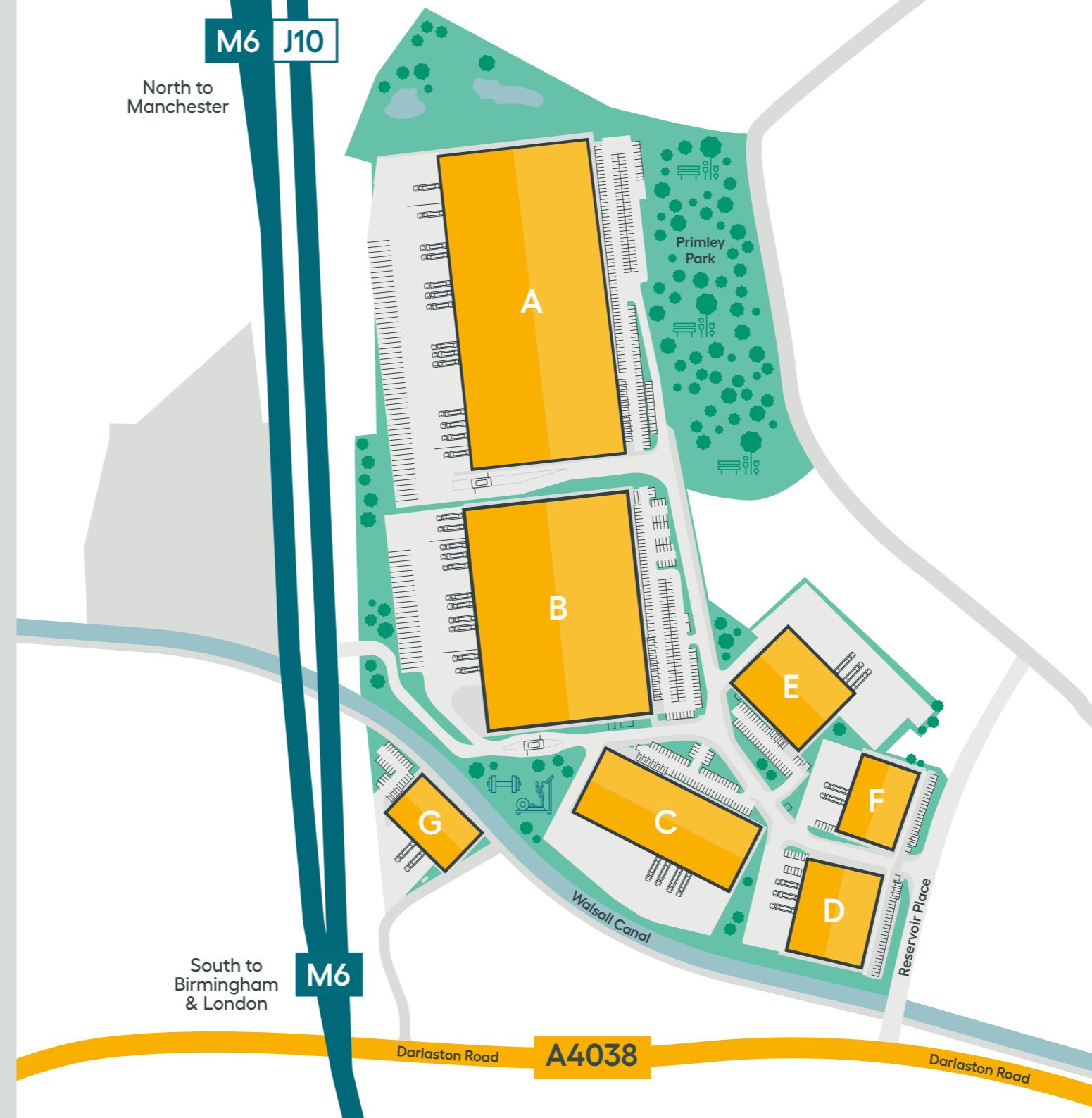
Total Size	2,100 sq m	22,603 sq ft
Warehouse	1,964 sq m	21,140 sq ft
Ground Floor Office	136 sq m	1,463 sq ft
Parking	24 cars	
Site Area	0.55 ha	1.36 acres

**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
HGV Door Locations	2	
Parking	25 cars	
Site Area	0.56 ha	1.38 acres

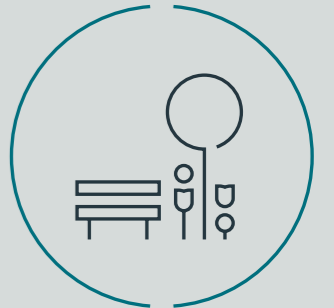


SPARK WALSALL



# CONNECTED TO NATURE

SPARK is located by Walsall Canal and Primley Park. All occupiers have access to these green spaces to maintain their wellbeing.





# TIMESCALES

## Site Preparation

**Q4 2021**

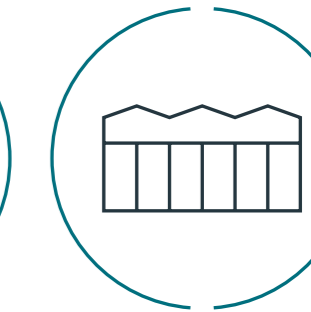
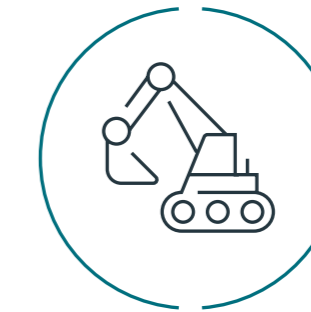
Planning Permission Granted for Site Preparation and Outline Planning Granted for 620,000 sq ft B2 and B8

**Q2 2022**

Site Preparation Works Commenced

**Q3 2024**

Site Preparation Complete



## Phase 1

**Q2 2024**

Reserved Matters planning agreed for Unit A, B & G

**Q1 2025**

Start on Site Construction Phase 1 – Unit A, B & G

**HY2 2025**

Completion Phase 1 – Unit A, B, G Ready to Occupy

## Phase 2

**HY1 2025**

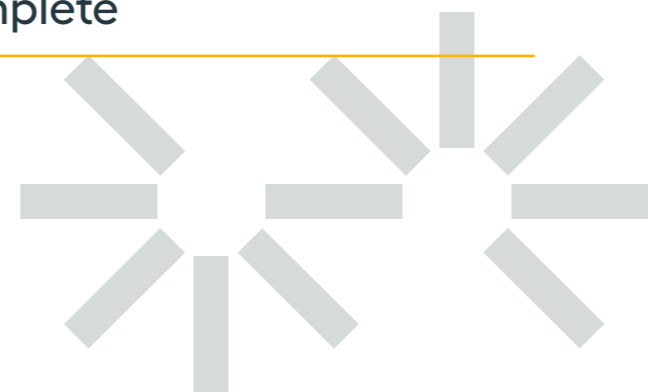
Reserved Matters Planning Permission Phase 2 – Unit C, D, E & F

**HY2 2025**

Start on Site Construction Phase 2 – Unit C, D, E & F

**2026**

Completion Phase 2 - Unit C, D, E & F Ready to Occupy





# GET CONNECTED

## CONNECTIVITY

Key gateway site to the Midlands

Access via junctions 9 and 10 of the M6

£78m improvement works to junction 10

Close to the new Darlaston Railway Station due in 2025/26

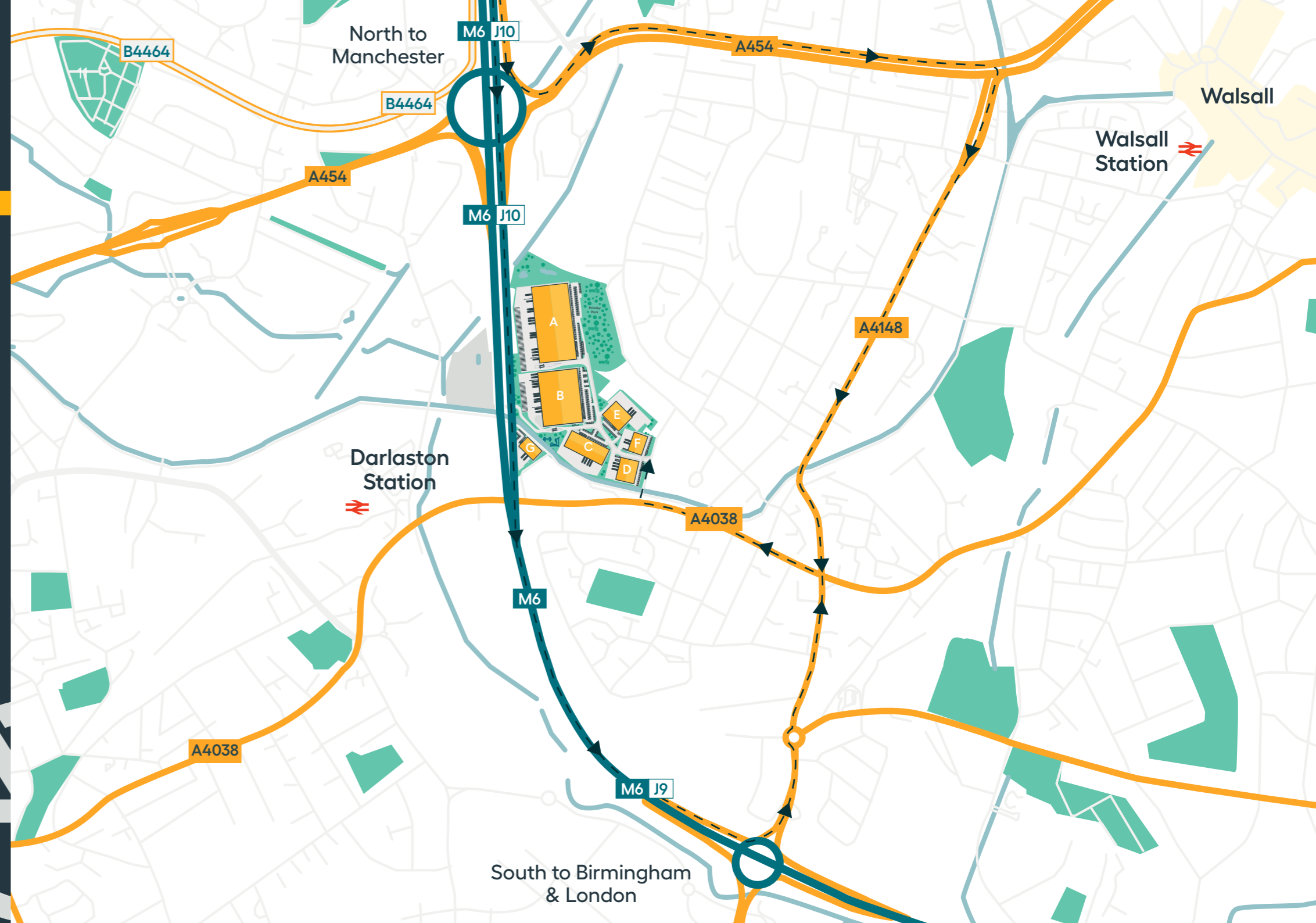
Served by local bus services 34, 37, 39 and 334 on Darlaston Road

## 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
Port of Southampton	150 mins
Port of Felixstowe	160 mins

Postcode:  
**WS2 9SL**

What3words:  
**GLOBAL.SPORTS.TIES**



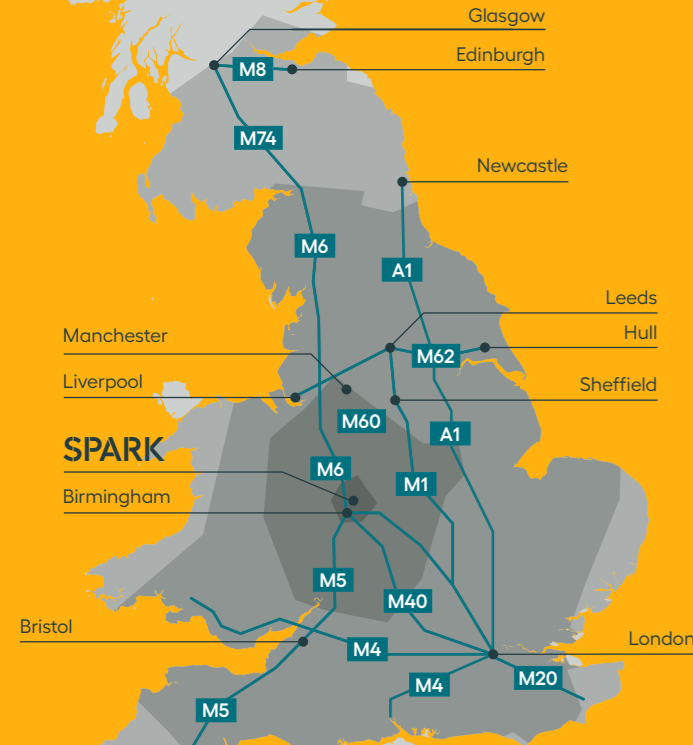


LOCATION



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



SPARK WALSALL





## 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

211,000 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 of the world's highest ranked universities

60k graduates every year





# FUTURE THINKING

As part of Henry Boot, 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 Henry Boot, 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.

6.6m

SQ FT OF I&L SPACE

£1.30bn

DEVELOPMENT PIPELINE

23

DEVELOPMENT PARTNERS

SPARK WALSALL

## PLACES WITH PURPOSE

**POWER PARK**  
Nottingham



**WAKEFIELD HUB**  
Wakefield



**MARKHAM VALE**  
Derbyshire



**IAMP**  
Sunderland





# CONSULTANTS

## ARCADIS

PROJECT MANAGEMENT

## AJA ARCHITECTS

ARCHITECT

## BWB CONSULTING

ENGINEERING

## CHORD CONSULTING

UTILITIES

SPARK WALSALL

## QUOD

PLANNING CONSULTANT

## REX PROCTER AND PARTNERS

COST CONSULTANT

## SLR CONSULTING

LAND QUALITY





# FIND OUT MORE

[sparkwalsall.co.uk/ontrack](https://sparkwalsall.co.uk/ontrack)

## ENQUIRIES



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17/6/2024

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