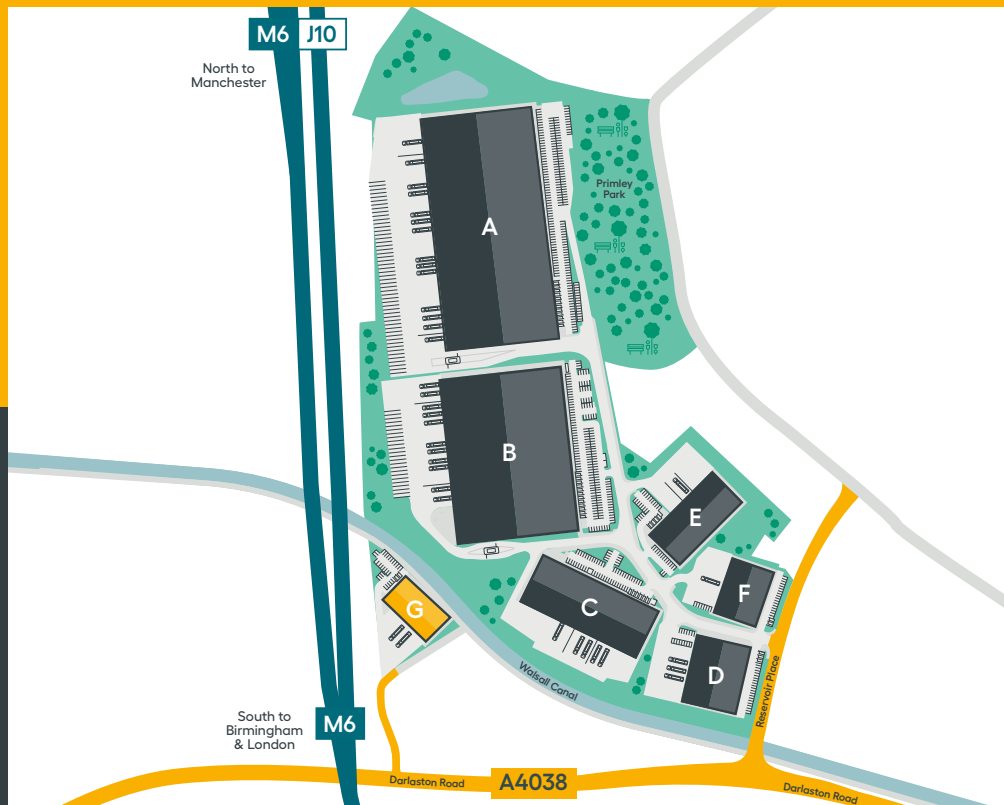




UNIT G
READY TO OCCUPY
FROM Q4 2025
18,223 SQ FT

WALSALL
WS2 9RX
M6, J9 & J10



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 18,000 – 250,000 sq ft. It is located between junctions 9 and 10 of the M6 and sits in the heart of the Midlands, offering occupiers direct access to a range of local skills, talent, and expertise.

Unit G (and A) are under construction and delivered through Origin – a newly established joint venture platform created by HBD and Feldberg Capital – and will be ready for occupation from Q4 2025.

The remaining units will follow and will be delivered by HBD and Origin on a build to suit and speculative basis.

UNIT G

Total Size	1,693 sq m	18,223 sq ft
Warehouse	1,593 sq m	17,147 sq ft
Ground Floor Office	100 sq m	1,076 sq ft
HGV Door Locations	2	
Parking	21 cars	
Floor Loading	50kn / M2	
Max Unit Height	8m	
Site Area	0.48 ha	1.19 acres
EV Charging Points	3	
Medium Pressure Gas Connection		

**READY TO
OCCUPY
FROM
Q4 2025**



High-specification sustainable space



BREEAM
Excellent / Very Good



EPC
Rating A



Net Zero Carbon
capability



EV charging points



Strategic
employment site



Extensive
landscaping



Staff recreation
areas



Sustainable access by
foot, bike, and bus

GET CONNECTED

Key gateway site to the Midlands

Access to Junction 9 in 5 minutes

£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

/// GLOBAL.SPORTS.TIES

 WS2 9RX



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.

£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

ENQUIRE NOW

SPARK is now on site with completion Q4 2025.
To enquire, contact our agents below or
email spark@hbd.co.uk

SPARKWALSALL.CO.UK

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