

TO LET | 89,052 SQ FT

A NEXT-GENERATION URBAN LOGISTICS
WAREHOUSE DESIGNED FOR DISTRIBUTION,
MANUFACTURING & E-COMMERCE

UNDER CONSTRUCTION
READY Q2 2027

WWW.LOGICORSPRING89.CO.UK



LOGICOR SPRING 89



LOGICOR

15 SPRING ROAD, SMETHWICK B66 1PE

A PRIME URBAN LOGISTICS WAREHOUSE OPPORTUNITY

Positioned immediately off Junction 1 of the M5, Logikor Spring 89 provides a rare opportunity to secure a best-in-class industrial facility targeting logistics, distribution and manufacturing occupiers within one of the UK's most established industrial locations. The site offers 1,250kVA of power capacity and is designed for energy-intensive distribution.

Designed to the highest modern specification, the development combines exceptional connectivity with strong sustainability credentials, creating an efficient working environment capable of supporting national distribution, regional logistics and advanced manufacturing operations.

With immediate access to Birmingham, the Black Country and the wider motorway network, occupiers benefit from outstanding labour availability, excellent customer reach and fast connections to key freight infrastructure.



1,250kVA of
Power Capacity

ONE EXCEPTIONAL OPPORTUNITY



 LOGICOR
SPRING 89

SCREWFIX Wickes



JCB



HADLEY

Wolverhampton
24 mins / 10.9 miles
via A41

Birmingham
14 mins / 5.4 miles
via A457

Smethwick
Galton Bridge

J1

M5

M5

A457

Spring Road

BUILT TO PERFORM. DESIGNED TO LAST.

Building Size
89,052 SQ FT

1,250kVA of
Power Capacity

18 HGV
Parking Spaces

50m Secure Self
Contained Yard

9 Dock
Loading Doors

Site-wide Landscaping
& Amenity Area

2 Level
Access Doors

Office
Accommodation

79 Car
Parking Spaces

12.5m
Eaves Height

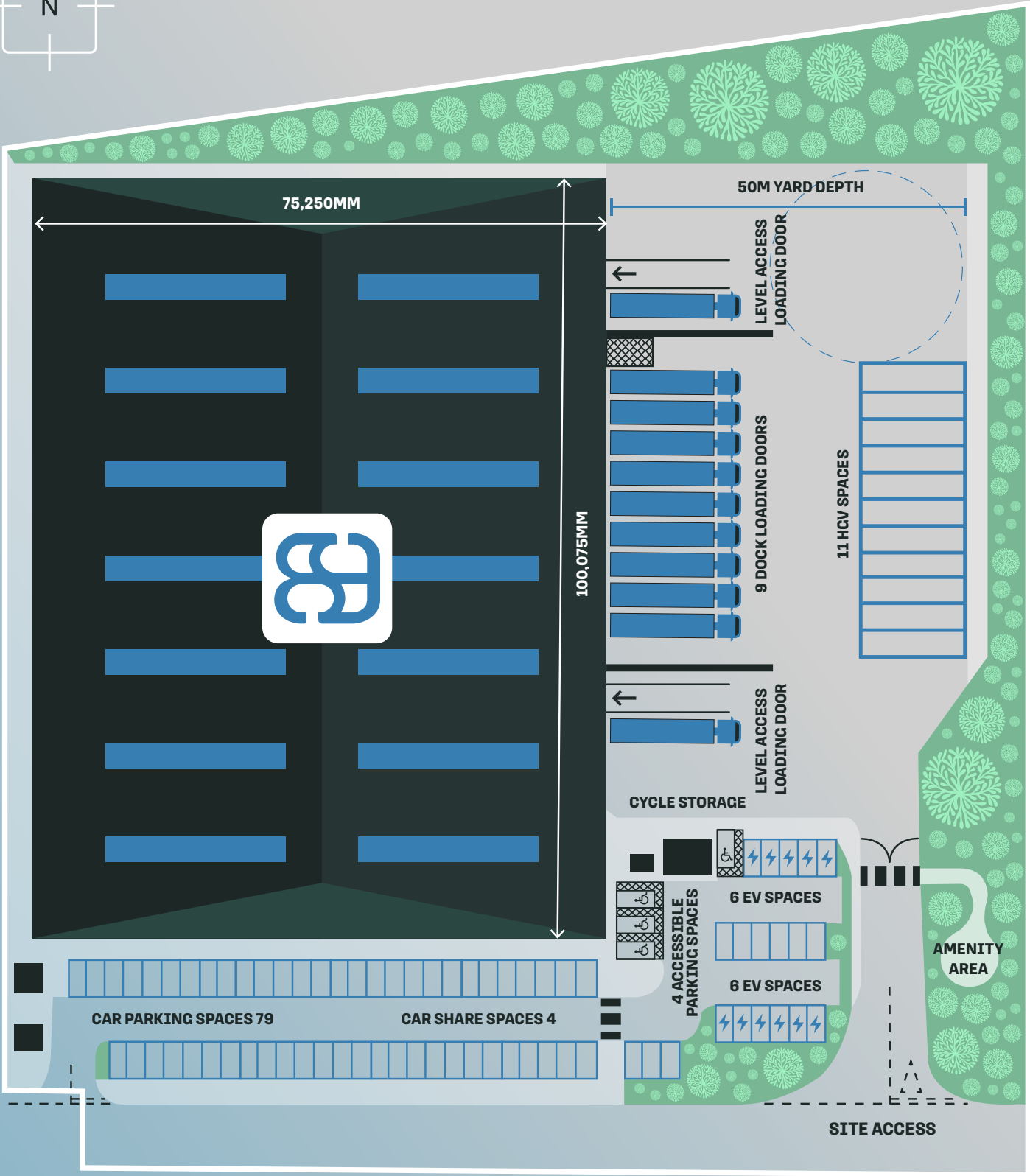
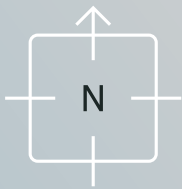
50kN
Floor Loading

12 EV
Charging Spaces

DESIGNED FOR MANUFACTURING OCCUPIERS

Logicor Spring 89 has been designed to maximise operational efficiency, combining generous yard provision, modern offices and high sustainability standards in a future-ready logistics or manufacturing facility

	SQ M	SQ FT
Warehouse	6,748	72,633
Undercroft	656	7,058
Offices	870	9,360
Total	8,273	89,052



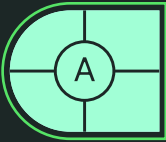
89,052 SQ FT

BUILT FOR TOMORROW

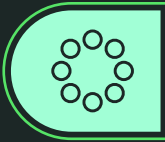
SUSTAINABILITY BUILT IN

Logicor Spring 89 has been designed to reduce operational costs while supporting occupiers’ ESG ambitions. Targeting EPC A+ and BREEAM ‘Outstanding’, the building incorporates rooftop solar PV, LED lighting, EV charging infrastructure, enhanced landscaping and biodiversity measures to create a highly efficient and future-focused workplace.

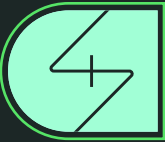
The PV system is designed to generate 13.32 kWh/m², equating to an annual saving of 119,880 kWh—or approximately £35,964 at a £0.30/kWh tariff—based on a GIA of circa 9,000 m².



EPC A+



LED Lighting to Offices



EV Charging



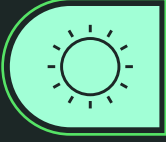
BREEAM ‘Outstanding’



Cycle Parking



34 New Trees & 216m of Hedgerows



Solar PV



28% Biodiversity Net Gain



Amenity Area

LABOUR CATCHMENT

Spring Road benefits from access to one of the UK's largest and most established labour markets. A workforce with expertise across logistics, manufacturing, and distribution provides occupiers with a strong recruitment base.

POPULATION

Serving a population of 2.1 million, including a working-age population of 1.34 million, with 1.04 million economically active residents. Providing a strong foundation for long-term business growth.

EMPLOYMENT

The regional economy supports 1.12 million jobs, including over 78,000 in manufacturing and 49,000 in transport & storage. This broad employment base reflects the area's longstanding industrial and logistics strengths.

AT THE HEART OF THE UK'S MANUFACTURING AND LOGISTICS ECONOMY



UNIVERSITIES

Approximately 98,000 students study across 5 universities. Aston's MSc Supply Chain Management is accredited by CILT, CIPS and CMI, while BCU students work on briefs linked to Jaguar Land Rover, Siemens & Rolls-Royce SMR.

TECHNICAL COLLEGES

Sandwell College provides over 100 technical and vocational courses alongside apprenticeships and T Levels. City of Wolverhampton College is recognised as a Technical Excellence College for Advanced Manufacturing (AMTEC).

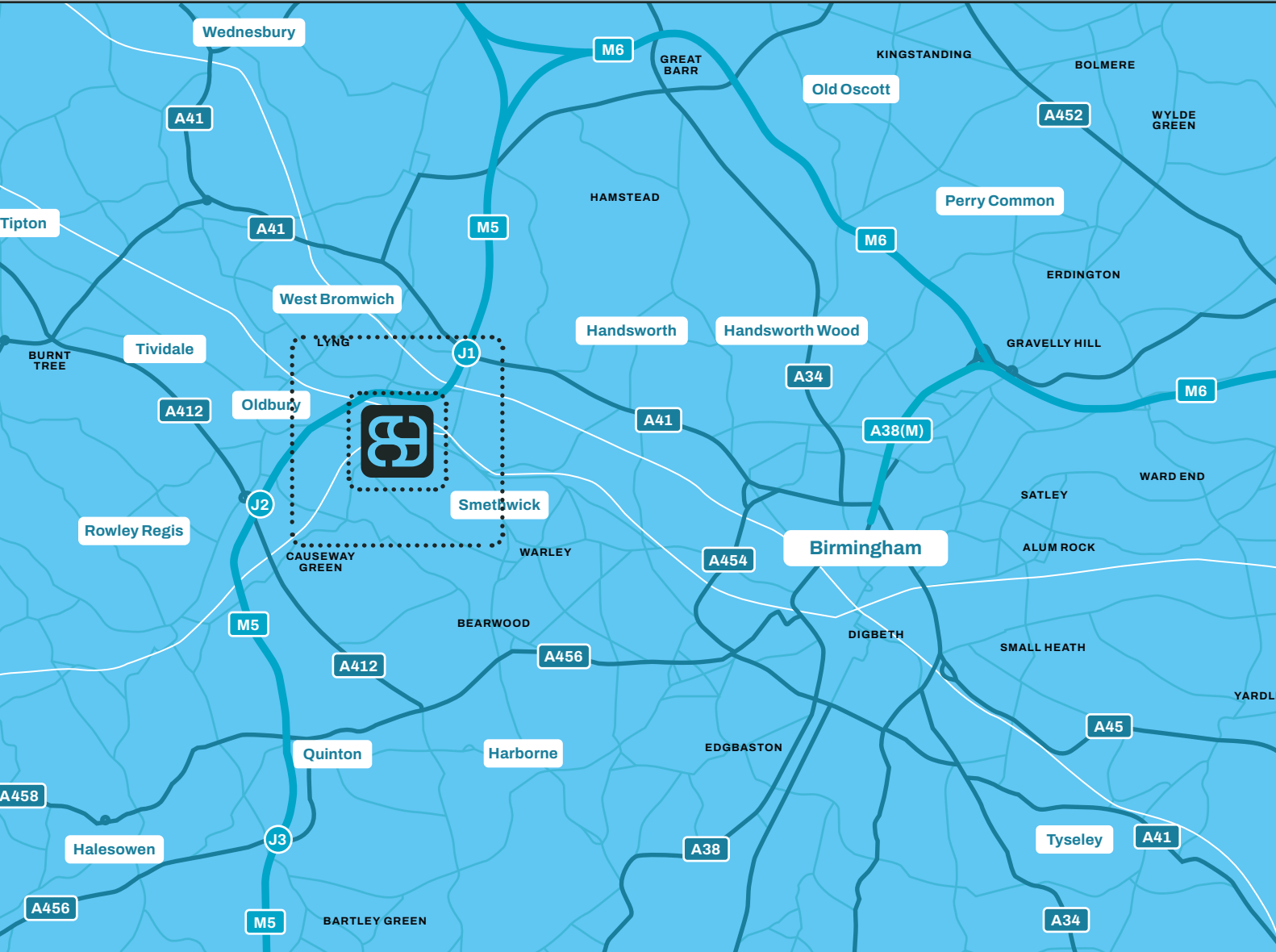
OCCUPIER DEMAND

The West Midlands remains one of the UK's most active logistics markets, with occupier demand driving a 132% year-on-year increase in take-up to 3.6 million sq ft in H1 2026, while vacancy has tightened to just 6.3%



CENTRAL LOCATION. NATIONAL ADVANTAGE.

15 SPRING ROAD, SMETHWICK B66 1PE



SPRING 89

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Logisor Spring 89 occupies a strategic position in Smethwick, one of the West Midlands' premier industrial and logistics locations. Situated just 1.4 miles from Junction 1 of the M5, the development provides exceptional access to the M6, M42 and Birmingham city centre, placing occupiers within easy reach of the UK's motorway network and national consumer markets.

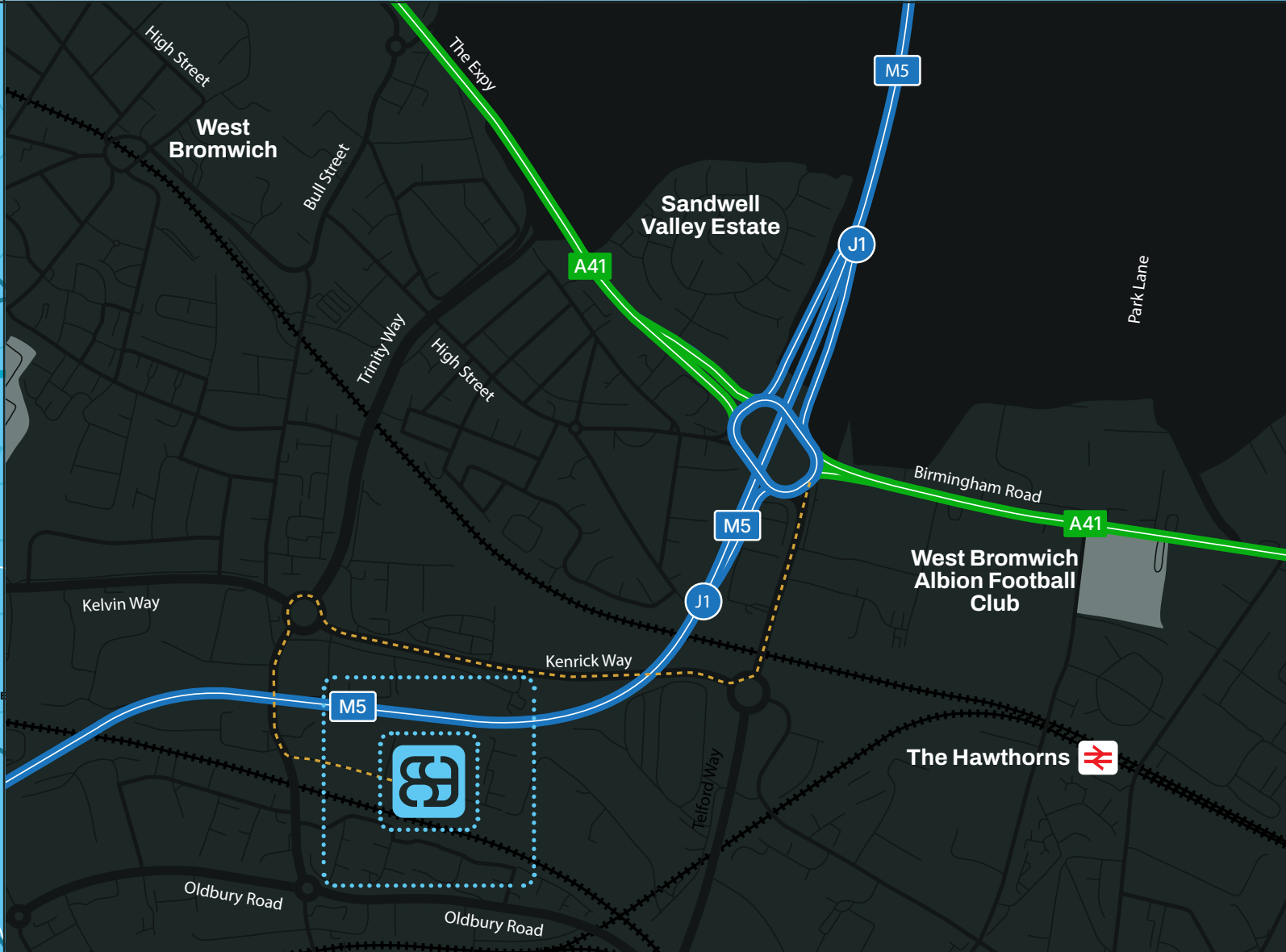
The location supports efficient regional and national distribution while benefiting from one of the country's deepest manufacturing and logistics labour pools.

City Centres	Miles	Mins
Birmingham	5	10
Wolverhampton	14	30
Coventry	24	31
Leicester	47	55
Nottingham	55	70

Roads / Junctions	Miles	Mins
M5 / J1	1.4	4
M6 / J8	5	7
A38(M) / J6	9.5	12
M42 / J1	13	18

Rail Freight Terminals	Miles	Mins
GBRF Bescot Yard	4.5	12
BIRFLI	6.5	16
Hams Hall Rail Terminal	19.5	25
Birmingham Intermodal	25.5	30

Airports	Miles	Mins
Birmingham Airport	20	26
East Midlands Airport	46	50





**DELIVERING THE FUTURE
OF DISTRIBUTION**

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**A Next-Generation Urban
Logistics Warehouse**



**LOGICOR
SPRING 89**

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 **LOGICOR**

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