

VOLA

BILSTON

TO LET (MAY SELL)

COMING SOON

Q1 2026

297,222 SQ FT

INTRODUCTION

INTRODUCTION

LOCATION

TECHNICAL
FEATURES
& LAYOUT

ESG IN ACTION

FURTHER INFO



VOLA BILSTON AT A GLANCE

Vola Bilston comprises a modern, detached and self-contained distribution warehouse extending to approximately 297,222 sq ft (GIA) on a site of 16.23 acres (6.57 hectares).

Constructed in 2005, the building is of steel portal frame construction with profile metal cladding and an internal eaves height of 15.5m. Vola provides high-quality warehouse accommodation with extensive yard and circulation areas, benefiting from a low site density of 43%.

Situated on Springvale Avenue, Bilston (WV14 0UW), Vola Bilston occupies a prime logistics location within the heart of the West Midlands' Golden Logistics Triangle, approximately 9.5 miles north west of Birmingham and just 10 minutes from Junction 10 of the M6 motorway, offering excellent regional and national connectivity.

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Prime Black Country Distribution
Centre Undergoing Refurbishment



VOLA
BILSTON

M6 J10
10 mins

WALSALL
15 mins

home **bargains**
TOP BRANDS - BOTTOM PRICES

WV Active

LIDL

SCREWFIX

B&Q

MECCA

dpd

MATALAN

sharps

JacTone

HILL & SMITH
INFRASTRUCTURE

JOSEPH ASH
GALVANIZING

EuroMix

CPI

M6

M6

A463

A463

BLACK COUNTRY RTE

BIRMINGHAM
22 mins

LOCATION



Bilston is a major distribution centre within the West Midlands conurbation, situated 2.5 miles south east of central Wolverhampton and 9.5 miles north west of Birmingham City Centre.



As of the 2021 census, Bilston has a population of 35,840.



The town has excellent connections via road, with around 30 - 45 million people accessible within a 4-hour drive time.



The unit is positioned off Springvale Way and lies parallel with the Black Country Route (A463). The Birmingham New Road, the main arterial route connecting Wolverhampton with Birmingham, is accessible within a 1-minute drive to the west.



The surrounding area is comprised of a mix of retail, residential and industrial use classes. Nearby local occupiers include B&Q, Matalan, Lidl and Royal Mail.



Population within a 1 hour drive time is 5.8 million.



VOLA

BILSTON

WILLENHALL

BILSTON

SHORHEATH

M6

M6 J10

10 mins

WALSALL

HIGHGATE

J9

WEDNESBURY

A4123

GOPEL END

JE

A461

A41

WEST BROMWICH

DUDLEY

TIVIDALE

OLDBURY

M5

SMETHWICK

HANDSWORTH WOOD

M6

J6

A34

A38(M)

BIRMINGHAM

BOREAL

KINGSWINFORD

A4036

BRIERLEY HILL

CRADLEY HEATH

A34

ESCHIN ACTION

PELSALL

CLAYHANGER

WALSALL WOOD

A452

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ALDRIDGE

POOL GREEN

HILL HO

LITTLE ASTON

A45

CONNECTIVITY

	Time
M6 (J10)	10 Mins
M54 (J1)	15 Mins
M5 (J8)	15 Mins
M42 (J7A)	30 Mins
M40 (J16)	40 Mins

	Time
Wolverhampton Central	10 Mins
Birmingham Central	25 Mins
Birmingham Airport	40 Mins
East Midlands Airport	1 Hr
Manchester	1 Hr 40 Mins
London	2 Hrs 40 Mins

	Time
Cardiff	1 Hr 30 Mins
Bristol	1 Hr 45 Mins
Liverpool	2 Hrs
Newport	2 Hrs
Southampton	2 Hrs 45 Mins
London Gateway	3 Hrs
Felixstowe	3 Hrs 20 Mins

VOLA BILSTON

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TECHNICAL FEATURES & LAYOUT

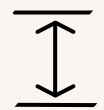
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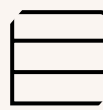
FURTHER INFO



Haunch Height
15.5m



Dock Doors
26 steel dock
leveller doors



Access Doors
3 level access
doors



HGV Parking
129 HGV parking
spaces



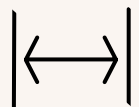
EPC
C-52
Targeting A post
refurbishment



Refurb
Built in 2005
undergoing major
refurbishment



Car Parking / EV
Ample car parking
available inc.
6 electric chargers



Yard Depth
c.62m- 84m
yard depth



Workshop
Vehicle repair
workshop with
2 access doors



Power
1MVA

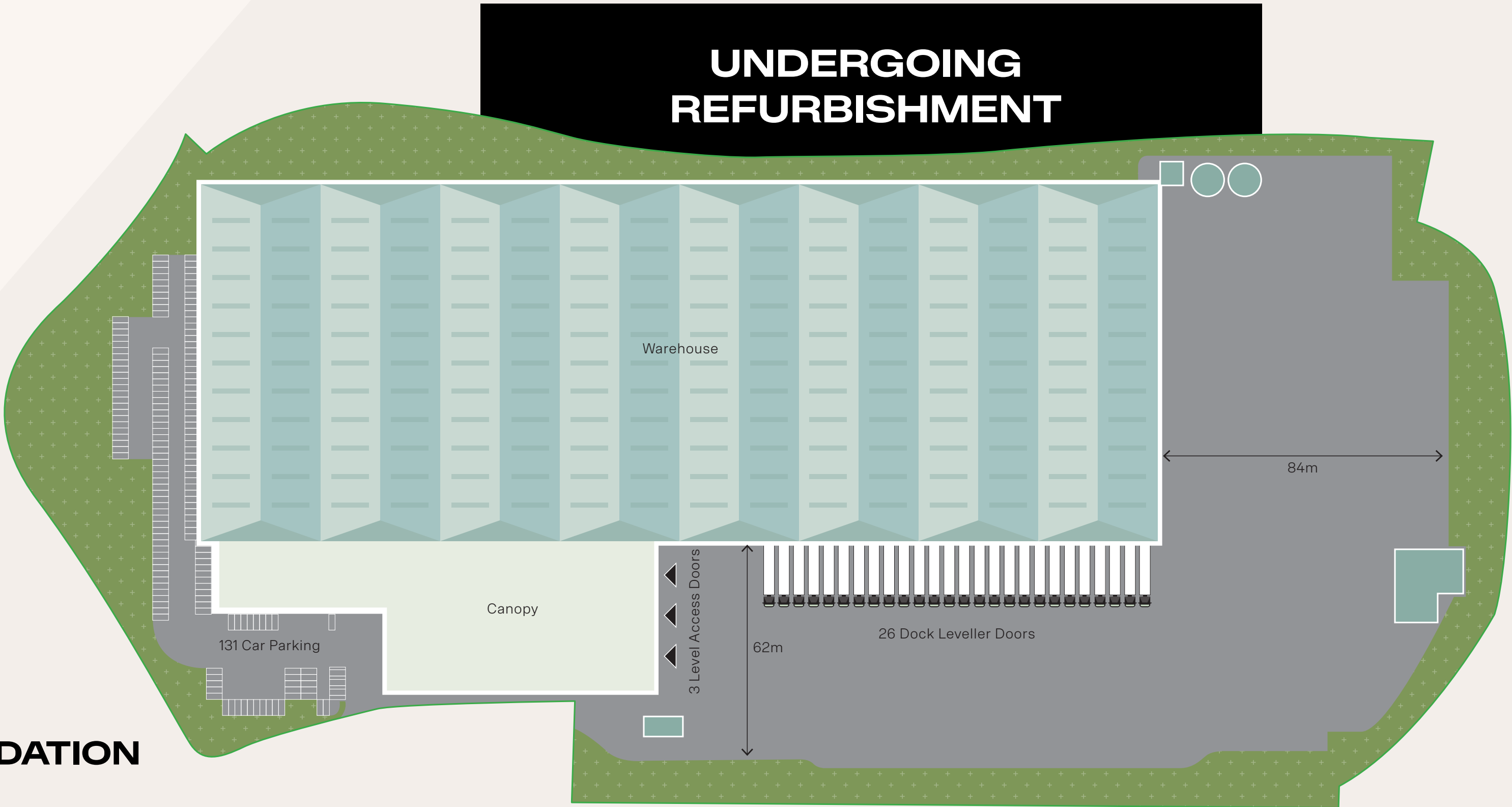


Fuel
On site fuel
refill area



Security
Security hut
on site

**UNDERGOING
REFURBISHMENT**



ACCOMMODATION

Warehouse	26,399.1 sq m	284,157 sq ft
GF Office	934.8 sq m	10,062 sq ft
Security Hut	31 sq m	334 sq ft
Workshop	248 sq m	2,669 sq ft
Total	27,612.9 sq m	297,222 sq ft

Indicative GIA



Coming Soon
Undergoing Refurbishment



ESG IN ACTION

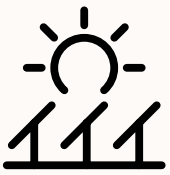
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**PHOTOVOLTAIC
PANELS**



**EV
CHARGING**



**WATER
HARVESTING**



**LED
LIGHTING**



**EPC
TARGETING**
EPC A

BREEAM®

**BREEAM
TARGETING**
Very Good



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DTRE

TOM FAIRLIE

+44 (0) 7747 441 858
tom.fairlie@dtre.com

JAMIE DURRANT

+44 (0) 7341 661 962
jamie.durrant@dtre.com

MARK WEBSTER

+44 (0) 7793 808 519
mark.webster@dtre.com

NEWMARK

CHARLES SPICER

+44 (0) 7949 864 103
charles.spicer@nmrk.com

SEBASTIAN MOSELEY

+44 (0) 7825 868 943
sebastian.moseley@nmrk.com

ELLIE CRATHERN

+44 (0) 7385 393 991
ellie.crathern@nmrk.com

harrislamb

NEIL SLADE

+44 (0) 7766 470 384
neil.slade@harrislamb.com

ANDREW GROVES

+44 (0) 7966 263 287
andrew.groves@harrislamb.com

MATTHEW TILT

+44 (0) 7834 626 172
matthew.tilt@harrislamb.com

COMING SOON

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