

# FOUNDRY63

TO LET / MAY SELL

FOUNDRY  
BUSINESS PARK



BRAND NEW 63,466 SQ FT  
URBAN LOGISTICS / INDUSTRIAL UNIT

READY AUTUMN 2026

THE PERFECT LOCATION IS FOUND

[WWW.FOUNDRYBUSINESSPARK.CO.UK](http://WWW.FOUNDRYBUSINESSPARK.CO.UK)

WHAT3WORDS ///kicked.flies.bucks

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Foundry Business Park is a new BREEAM excellent urban logistics/ industrial estate, developed by Goold Estates.

## LOCATION

Foundry Business Park is situated on the eastern edge of the Bilston Urban Village regeneration area within the Market Town of Bilston. The site is located south of Bilston Town centre, approximately 2.5 miles to the south east of Wolverhampton City Centre and 14.5 miles to the north west of Birmingham City Centre.

The Black Country Route (A463) is situated north of the site and is accessed via Bath Street and Brook Street at the Oxford Street roundabout. This provides access to J10 of M6 within approximately 3 miles, J9 of M6 within 4.5 miles and J1 of M5 within 6.4 miles. The site benefits from excellent access to the West Midlands Metro with the Bilston Central and Loxdale stops situated within close proximity on the route between Birmingham and Wolverhampton.

## SITE SPECIFICATION

**BREEAM®** BREEAM "Excellent"



PV panels



24/7 access



EV chargers



Self-contained gated estate



Estate CCTV



Bilston Urban Village East, Brook Street, Bilston  
Wolverhampton, West Midlands WV14 OST

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### FOUNDRY63 SPECIFICATION

-  10m eaves height
-  Self-contained secure yard up to 50m in depth
-  LED warehouse lighting
-  2 level access and 4 dock level doors
-  CAT A first floor office space
-  A UDL of 50kN/m2 (Uniformly Distributed Load)
-  300KVA power supply
-  HGV trailer and car parking spaces
-  28 car parking spaces
-  HGV trailer spaces

### ACCOMMODATION

UNIT	SQ M	SQ FT
Ground Floor	5,574	60,000
First Floor	322	3,466
<b>TOTAL</b>	<b>5,896</b>	<b>63,466</b>

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## FURTHER INFORMATION

Please contact the agent:

**BULLEYS**  
01902 713333  
BULLEYS.CO.UK

## TERMS

Long leasehold  
[999 year] basis

## NOEL MUSCUTT

07970 283 703  
noel.muscutt@bulleys.co.uk

## JAMES BIRD

07894 930 592  
james.bird@bulleys.co.uk

## PLANNING

Use class B2/B8/E(g)(iii)  
Planning reference number:  
23/01256/FUL

## A DEVELOPMENT BY:

**gooldestates**

[www.gooldestates.com](http://www.gooldestates.com)

LARA ANGELL  
07795 010417  
lara@gooldestates.com

## SERVICE CHARGE

A service charge will be  
implemented on the estate.

IMPORTANT NOTICE. Bulleys give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated February 2026.

Designed by:  
  
0161 387 7252

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