

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

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WHAT3WORDS ///kicked.flies.bucks

FOUNDRY BUSINESS PARK

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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 0ST

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PHASE 2
UP TO 50,000 SQ FT
AVAILABLE

FOUNDRY63
 (UNIT 15)

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
TOTAL	5,896	63,466

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FURTHER INFORMATION

TERMS

Long leasehold
[999 year] basis

PLANNING

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

SERVICE CHARGE

A service charge will be
implemented on the estate.

Please contact the agent:



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Designed by:
 Blaze
Marketing
0161 387 7252

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