

FOUNDRY63

TO LET /MAY SELL

FOUNDRY
BUSINESS PARK



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

READY AUTUMN 2026

Brook Street,
Bilston,
Wolverhampton,
WV14 0ST

THE PERFECT LOCATION IS FOUND

WWW.FOUNDRY63.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.

The first phase of units will be available from Autumn 2026.

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.

[VIEW SITE PLAN](#)

[VIEW OFFICE PLAN](#)

[VIEW FLOOR PLAN](#)

SPECIFICATION

10m eaves height

Self-contained secure yard up to 50m in depth

2 level access and 4 dock level doors

24/7 access

CAT A first floor office space

A UDL of 50kN/m2 (Uniformly Distributed Load)

300KVA power supply

Car parking and EV charging

HGV trailer spaces

PV panels

BREEAM “Excellent”

Estate CCTV



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TERMS

Available to buy on a Long leasehold (999 year) basis or to let on terms to be agreed.

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.

A DEVELOPMENT BY:

gooldestates

www.gooldestates.com

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CITY OF
WOLVERHAMPTON
COUNCIL

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