TOTAL PARK
WALSALL

BENTLEY LANE, WALSALL, WS2 7LU

/// EDITOR.TRUCKS.TESTS

BEST IN CLASS SPECULATIVELY BUILT UNITS

75,256 - 422,353 SQ FT

PLANNING GRANTED

TO LET / FOR SALE



Delivery Q1 2028



THE SCHEME

Total Park, Walsall is a brand new speculatively built industrial/ logistics development. The site will consist of 3 high quality, speculatively built units of 75,256, 97,311 and 249,787 sq ft.

Located 1.5 miles from J10 of the M6, it is easily accessible to the national motorway network offering a prime central location for your business.

SUSTAINABILITY

The scheme has adopted the Be Lean, Be Clean, Be Green energy hierarchy whereby the following measures are to be implemented;

BE LEAN

- High performance building fabric envelope via enhanced U-values to reduce heating demand
- High performance windows via solar controlled glazing to reduce cooling demand
- Low building air permeability to reduce heating demand
- Warehouse roof lights to ensure adequate daylight

BE CLEAN

- High efficiency heating and cooling system via VRF air conditioning
- Motion censored high efficiency LED lighting and lighting controls to the offices
- Heat recovery ventilation

BE GREEN

- Provision for photovoltaic solar panels

SCHEME LAYOUT





Indicative Image



Indicative Image

Available sizes
72,218 – 249,786 sq ft

Up to 50m
yard depths

First floor
offices

Up to 15m
eaves height

Just off the
J10 M6

Dock & level
loading

Target EPC
rating A

BREEAM
'Excellent'

UNIT 1 & 2



Unit 1	SQ FT	SQ M
Ground Floor Warehouse	90,176	8,377.60
First Floor Offices	7,135	662.90
Total	**97,311**	**9,040.50**

Unit 2	SQ FT	SQ M
Ground Floor Warehouse	69,965	6,500.00
First Floor Offices	5,291	491.55
Total	**75,256**	**6,991.55**

SPECIFICATION

UNIT 1

- 12.5m Eaves height
- Target EPC rating A
- 45m Yard depth
- 5 EV charging spaces 13 cable enabled charging spaces
- Power upgrades available
- 86 Parking spaces
- 8 Dock level doors 2 Level access doors
- BREEAM ‘Excellent’
- Gatehouse

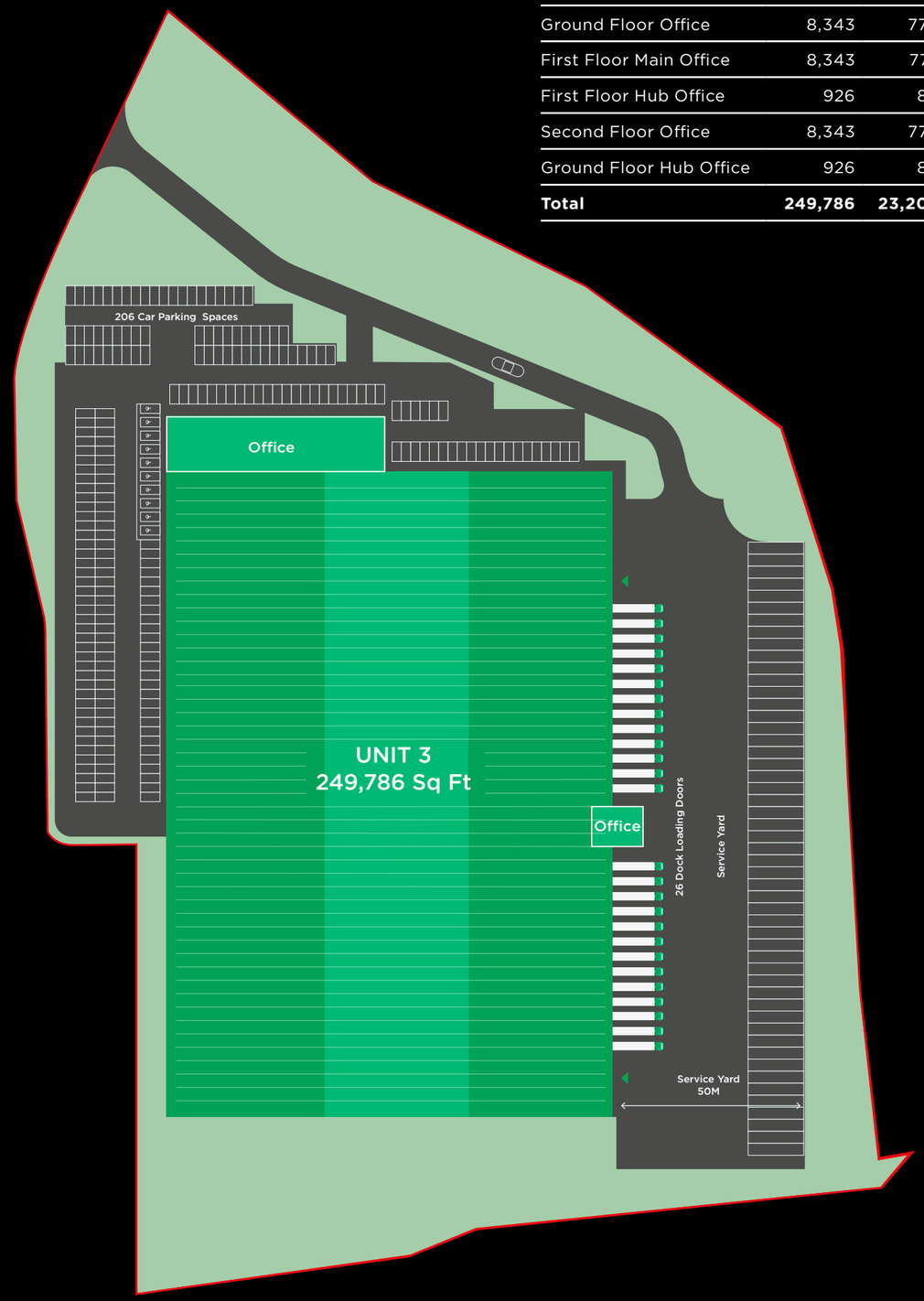
UNIT 2

- 12.5m Eaves height
- Target EPC rating A
- 47.5m Yard depth
- 6 EV charging spaces 15 cable enabled charging spaces
- Power upgrades available
- 104 Parking spaces
- 6 Dock level doors 2 Level access doors
- BREEAM ‘Excellent’



UNIT 3

Unit 3	SQ FT	SQ M
Ground Floor Warehouse	222,905	20,708.52
Ground Floor Office	8,343	775.08
First Floor Main Office	8,343	775.07
First Floor Hub Office	926	86.05
Second Floor Office	8,343	775.08
Ground Floor Hub Office	926	86.05
Total	**249,786**	**23,205.85**



SPECIFICATION

15m
Eaves height

Target EPC
rating A

50m
Yard depth

5 EV charging spaces
13 cable enabled
charging spaces

Power upgrades
available

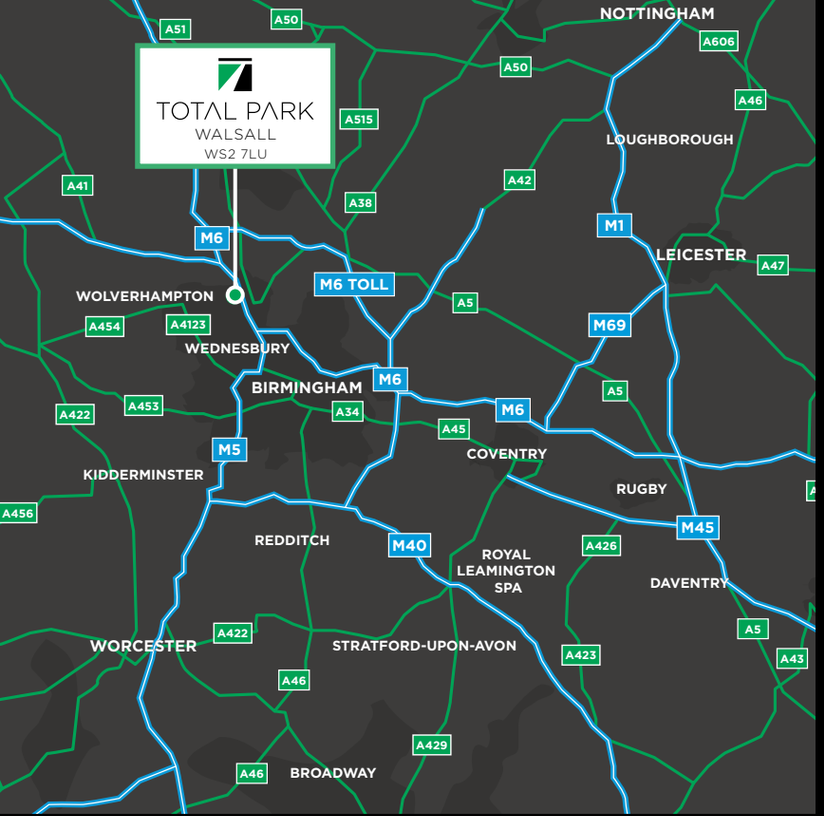
233 Parking
spaces

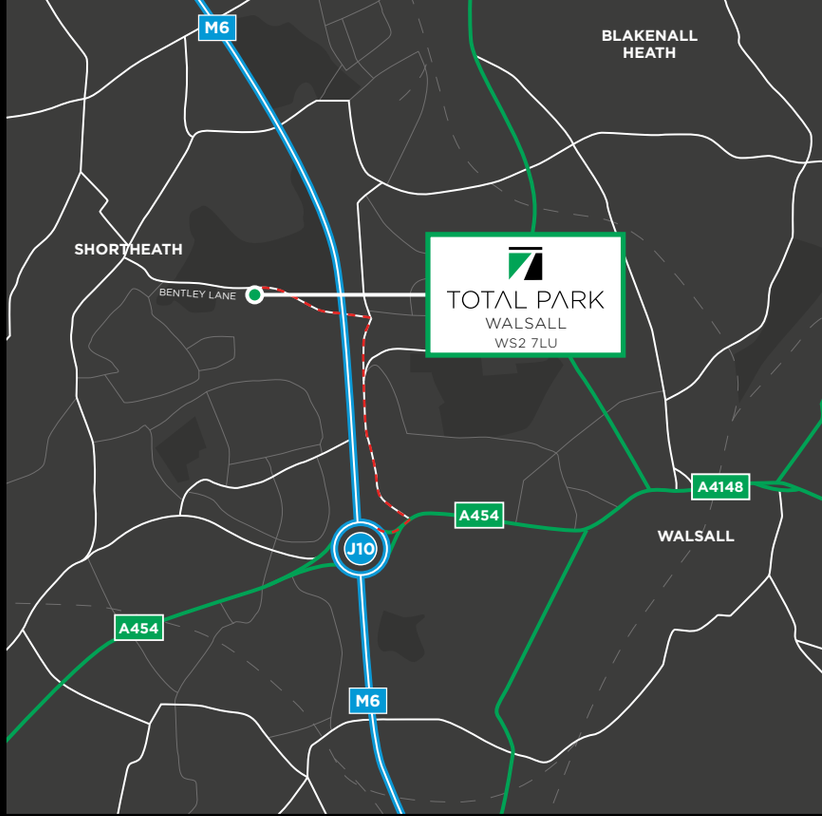
26 dock level
(8 Euro door)
2 Level access doors

BREEAM
'Excellent'

Gatehouse







LEADING LOGISTICS LOCATION

Total Park Walsall is ideally positioned providing close access to J10 of the M6. This central position makes it an ideal location to serve the Midlands, the North and national markets.

Destination	Distance	Time
M6 (J10)	1.5 miles	4 mins
Walsall	2.7 miles	8 mins
Walsall Train Station	2.7 miles	8 mins
M54 (J1)	5.1 miles	12 mins
Birmingham	13.0 miles	18 mins
Birmingham Airport	22.0 miles	30 mins
London	136 miles	2 hours 30 mins

85% of the UK population live within a 4.5 hour HGV drive.

19% of the working population work in manufacturing, storage and transport.

80.9% of Walsall's population is economically active.

FOR MORE INFORMATION PLEASE CONTACT:

Walsall Council

TOTAL DEVELOPMENTS

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