



# TOTAL PARK WALSALL

BENTLEY LANE, WALSALL, WS2 7LU

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## **BEST IN CLASS SPECULATIVELY BUILT UNITS**

75,256 - 249,786 SQ FT  
**PLANNING GRANTED  
TO LET / FOR SALE**



**Delivery 2026**



**BESTWAY**  
WHOLESALE



**IKEA**

**TOTAL PARK**  
WALSALL

**YODEL**

home **bargains**

Walsall  
City Centre

10

**M6**

**A454**

## 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

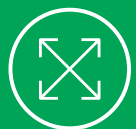
- High efficiency heating and cooling system via VRF air conditioning
- Motion censored high efficiency LED lighting and lighting controls to the offices
- Heat recovery ventilation



### BE GREEN

- Provision for photovoltaic solar panels

# SCHEME LAYOUT



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



Target BREEAM  
very good

# UNIT 1 & 2



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

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

# SPECIFICATION

## UNIT 1



12.5m  
Eaves height



Target EPC  
rating A



45m  
Yard depth



5 EV charging spaces  
13 cable enabled  
charging spaces



Power  
supply



86 Parking  
spaces



8 Dock level doors  
2 Level access doors



Target BREEAM  
very good



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  
supply



104 Parking  
spaces



6 Dock level doors  
2 Level access doors

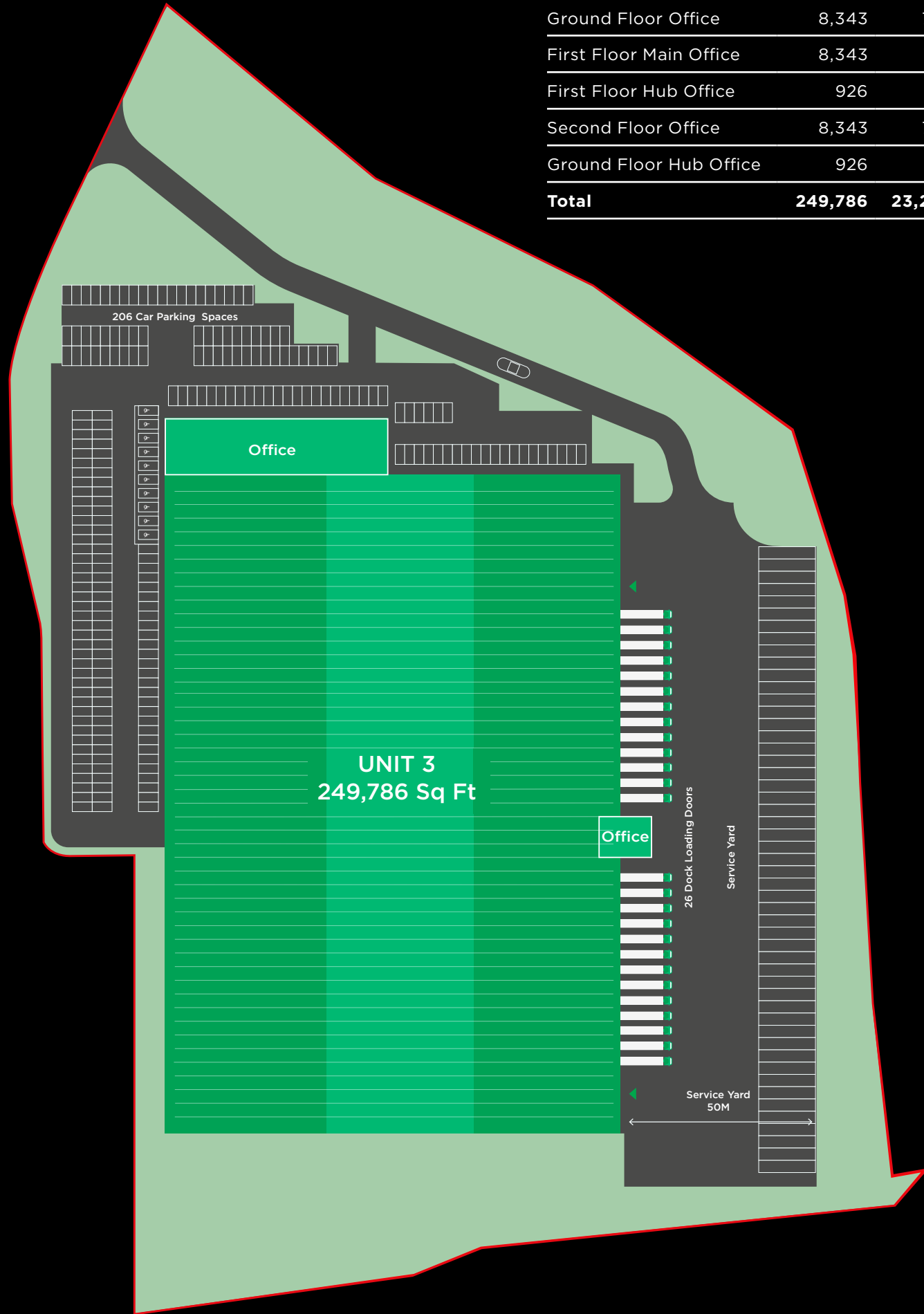


Target BREEAM  
very good



# 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
<b>Total</b>	<b>249,786</b>	<b>23,205.85</b>



# SPECIFICATION



15m  
Eaves height



Target EPC  
rating A



50m  
Yard depth



5 EV charging spaces  
13 cable enabled  
charging spaces



Power  
supply



233 Parking  
spaces



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

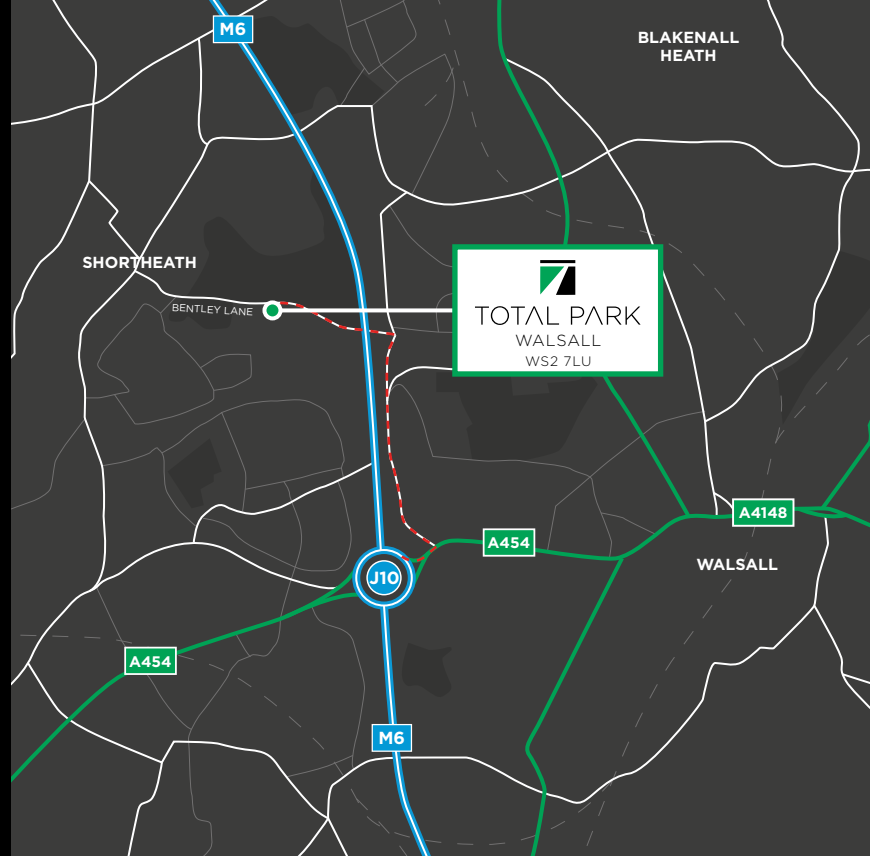
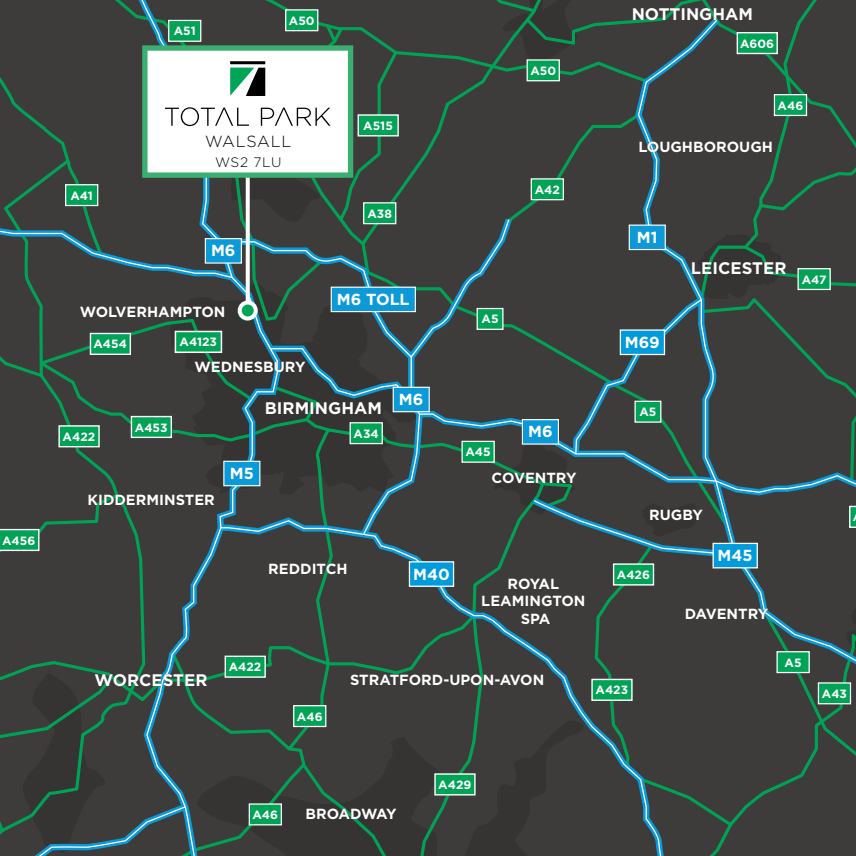


Target BREEAM  
very good



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:



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