TO LET | 89,052 SQ FT

A NEXT-GENERATION URBAN LOGISTICS WAREHOUSE DESIGNED FOR DISTRIBUTION, MANUFACTURING & E-COMMERCE

UNDER CONSTRUCTION
AVAILABLE Q3 2027

WWW.LOGICORSPRING89.CO.UK

LOGICOR SPRING 89

LOGICOR

15 SPRING ROAD, SMETHWICK B66 1PE

BEHIND.SAYING.SLIDE ///

A PRIME URBAN LOGISTICS WAREHOUSE OPPORTUNITY

Positioned immediately off Junction 1 of the M5, Logicor Spring 89 provides a rare opportunity to secure a best-in-class industrial facility targeting logistics, distribution and manufacturing occupiers within one of the UK's most established industrial locations. The site offers 1,250kVA of power capacity and is designed for energy-intensive distribution.

Designed to the highest modern specification, the development combines exceptional connectivity with strong sustainability credentials, creating an efficient working environment capable of supporting national distribution, regional logistics and advanced manufacturing operations.

With immediate access to Birmingham, the Black Country and the wider motorway network, occupiers benefit from outstanding labour availability, excellent customer reach and fast connections to key freight infrastructure.

1,250kVA of Power Capacity

ONE EXCEPTIONAL OPPORTUNITY

LOGICOR
SPRING 89
SCREWFIX
Wickes
Gonvarri Industries
BESTWAY
dpd
JCB
DS Smith
HADLEY
Wolverhampton
24 mins / 10.9 miles
via A41
Birmingham
14 mins / 5.4 miles
via A457
Smethwick
Galton Bridge
J1
M5
M5
A457
Spring Road

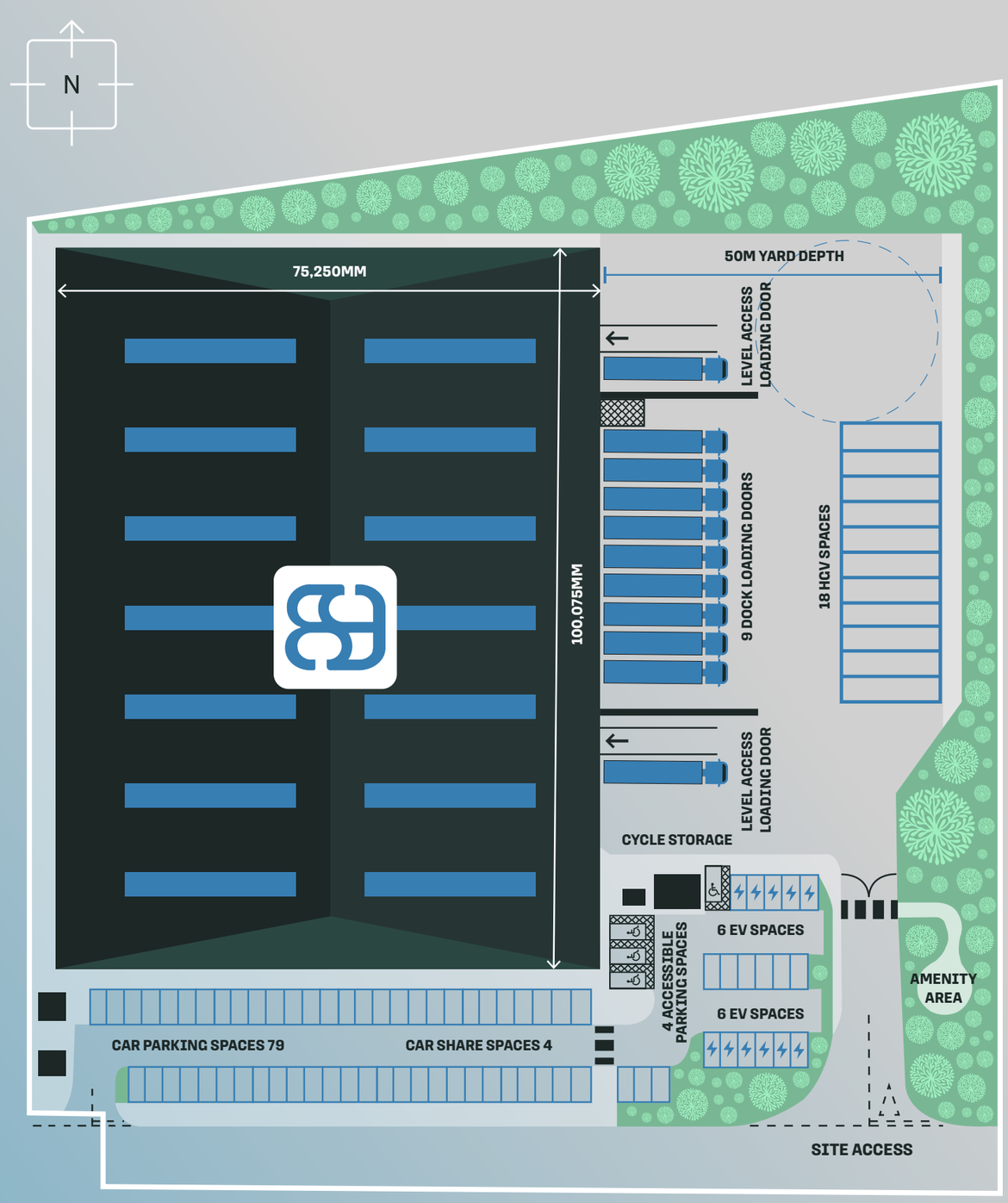
BUILT TO PERFORM. DESIGNED TO LAST.

- Building Size 89,052 SQ FT
- 1,250kVA of Power Capacity
- 18 HGV Parking Spaces
- 50m Secure Self Contained Yard
- 9 Dock Loading Doors
- Site-wide Landscaping & Amenity Area
- 2 Level Access Doors
- Office Accommodation
- 79 Car Parking Spaces
- 12.5m Eaves Height
- 50kN Floor Loading
- 12 EV Charging Spaces

DESIGNED FOR MANUFACTURING OCCUPIERS

Logicor Spring 89 has been designed to maximise operational efficiency, combining generous yard provision, modern offices and high sustainability standards in a future-ready logistics or manufacturing facility.

	SQ M	SQ FT
Warehouse	6,748	72,633
Undercroft	656	7,058
Offices	870	9,360
Total	**8,273**	**89,052**



89,052 SQ FT

BUILT FOR TOMORROW

SUSTAINABILITY BUILT IN

Logicor Spring 89 has been designed to reduce operational costs while supporting occupiers' ESG ambitions. Targeting EPC A+ and BREEAM 'Outstanding', the building incorporates rooftop solar PV, LED lighting, EV charging infrastructure, enhanced landscaping and biodiversity measures to create a highly efficient and future-focused workplace.

The PV system is designed to generate 13.32 kWh/m², equating to an annual saving of 119,880 kWh—or approximately £35,964 at a £0.30/kWh tariff—based on a GIA of circa 9,000 m².

- EPC A+
- LED Lighting to Offices
- EV Charging
- BREEAM 'Outstanding'
- Cycle Parking
- 34 New Trees & 216m of Hedgerows
- Solar PV
- 28% Biodiversity Net Gain
- Amenity Area

LABOUR CATCHMENT

Spring Road benefits from access to one of the UK's largest and most established labour markets. A workforce with expertise across logistics, manufacturing, and distribution provides occupiers with a strong recruitment base.

POPULATION

The area serves a population of 2.1 million, including a working-age population of 1.34 million and 1.04 million economically active residents. This provides a strong foundation for long-term business growth.

EMPLOYMENT

The regional economy supports 1.12 million jobs, including over 78,000 in manufacturing and 49,000 in transport & storage. This broad employment base reflects the area's longstanding industrial and logistics strengths.

AT THE HEART OF THE UK'S MANUFACTURING AND LOGISTICS ECONOMY

UNIVERSITIES

Approximately 98,000 students study across 5 universities. Aston's MSc Supply Chain Management is accredited by CILT, CIPS and CMI, while BCU students work on briefs linked to Jaguar Land Rover, Siemens & Rolls-Royce SMR.

TECHNICAL COLLEGES

Sandwell College provides over 100 technical and vocational courses alongside apprenticeships and T Levels. City of Wolverhampton College is recognised as a Technical Excellence College for Advanced Manufacturing (AMTEC).

OCCUPIER DEMAND

The West Midlands remains one of the UK's most active logistics markets, with occupier demand driving a 132% year-on-year increase in take-up to 3.6 million sq ft in H1 2026, while vacancy has tightened to just 6.3%.

Source: NOMIS – Greater Birmingham & Solihull Labour Market Profile,

CENTRAL LOCATION. NATIONAL ADVANTAGE.

15 SPRING ROAD, SMETHWICK B66 1PE /// BEHIND.SAYING.SLIDE

Logicor Spring 89 occupies a strategic position in Smethwick, one of the West Midlands' premier industrial and logistics locations. Situated just 1.4 miles from Junction 1 of the M5, the development provides exceptional access to the M6, M42 and Birmingham city centre, placing occupiers within easy reach of the UK's motorway network and national consumer markets.

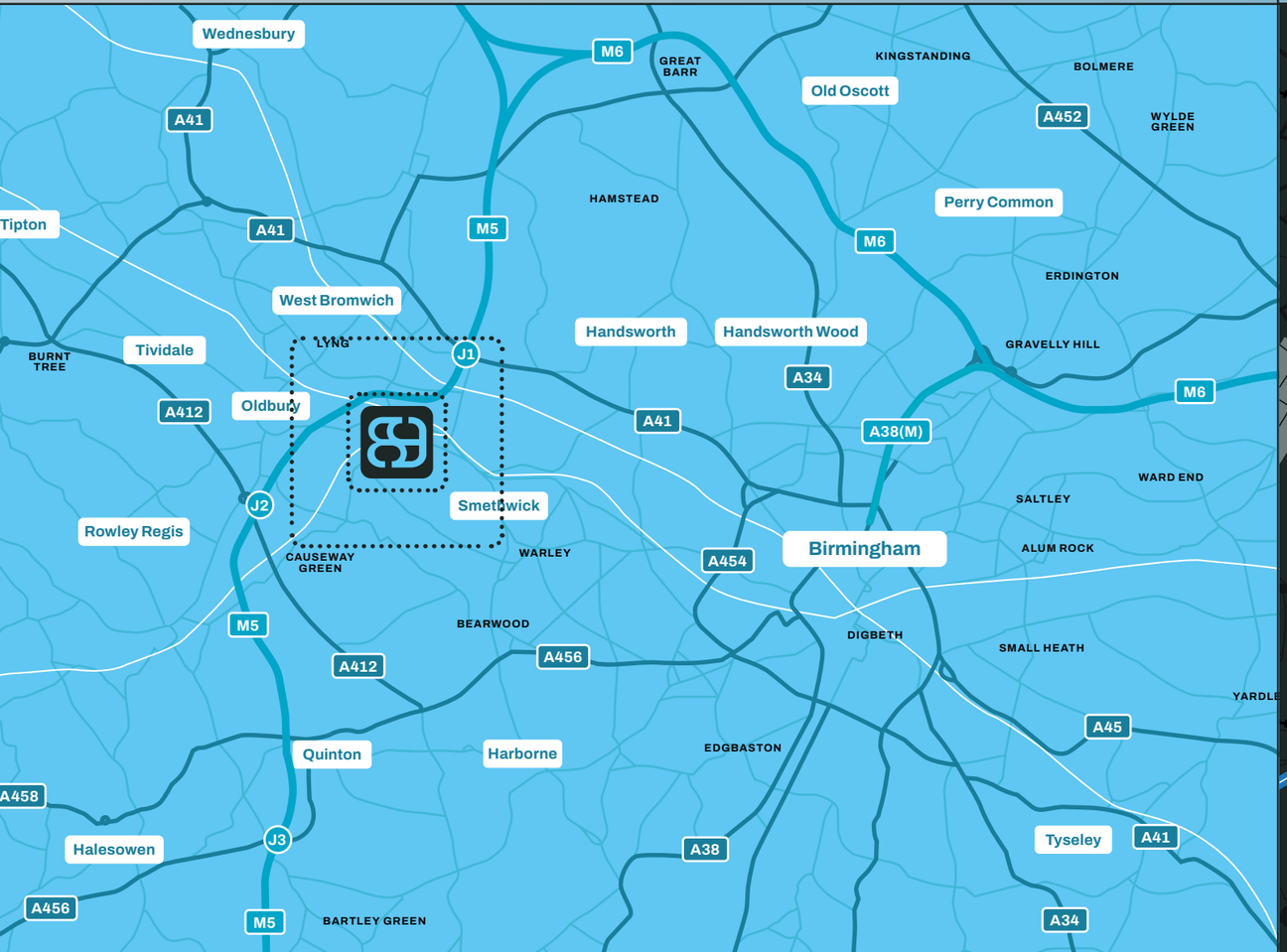
The location supports efficient regional and national distribution while benefiting from one of the country's deepest manufacturing and logistics labour pools.

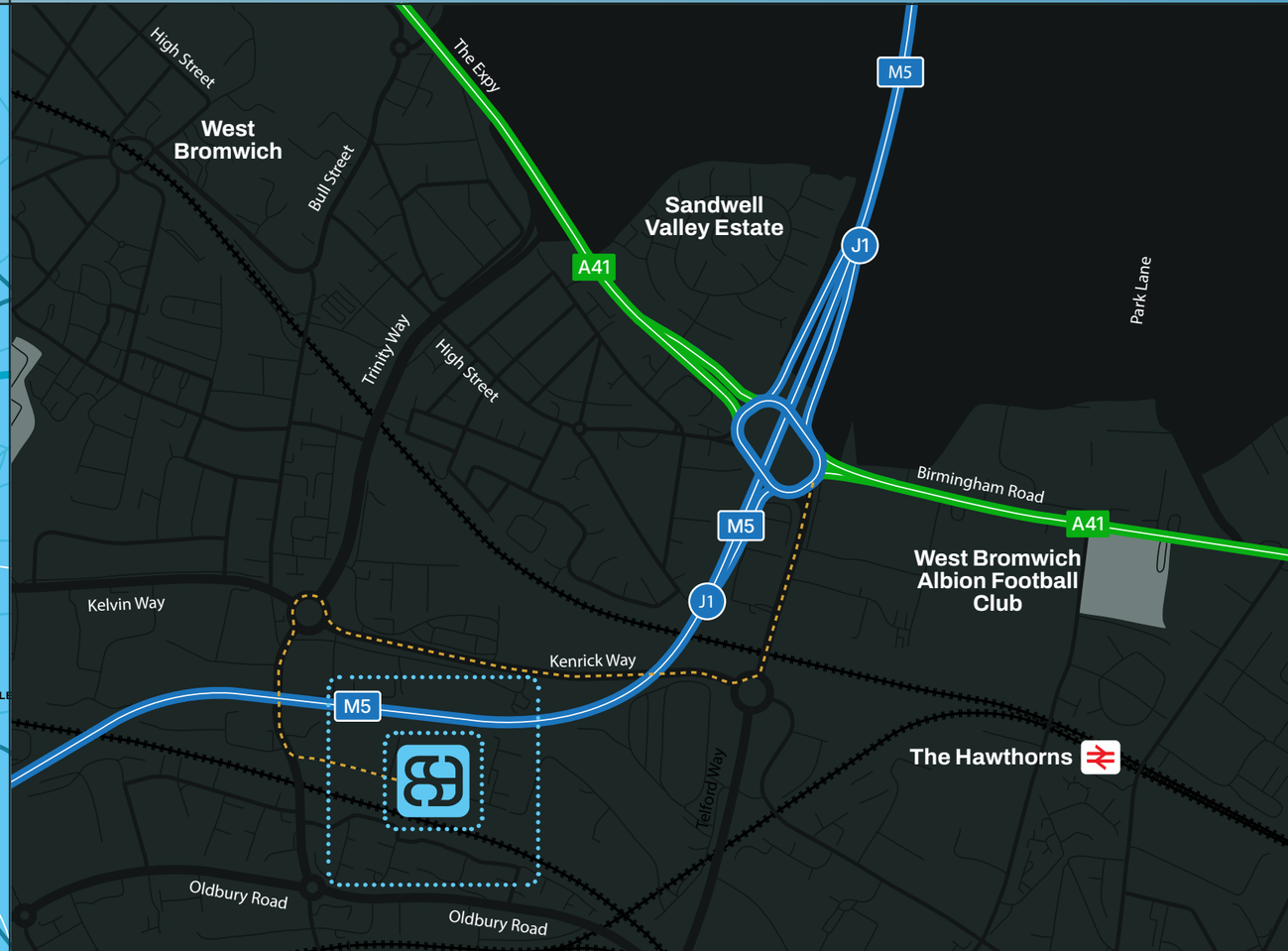
City Centres	Miles	Mins
Birmingham	5	10
Wolverhampton	14	30
Coventry	24	31
Leicester	47	55
Nottingham	55	70

Roads / Junctions	Miles	Mins
M5 / J1	1.4	4
M6 / J8	5	7
A38(M) / J6	9.5	12
M42 / J1	13	18

Rail Freight Terminals	Miles	Mins
GBRF Bescot Yard	4.5	12
BIRFLI	6.5	16
Hams Hall Rail Terminal	19.5	25
Birmingham Intermodal	25.5	30

Airports	Miles	Mins
Birmingham Airport	20	26
East Midlands Airport	46	50





DELIVERING THE FUTURE OF DISTRIBUTION

TO LET | 89,052 SQ FT
A Next-Generation Urban Logistics Warehouse

BEHIND.SAYING.SLIDE ///

LOGICOR SPRING 89

v

For more information please contact:

fisher german

Mike Price
mike.price@fishergerman.co.uk
07909 596 051

Ellie Fletcher
ellie.fletcher@fishergerman.co.uk
07974 431 243

Arjun Delay
arjun.delay@fishergerman.co.uk
07966 469 240

savills

Christian Smith
christian.smith@savills.com
07808 784 789

Chris Hobday
chris.hobday@savills.com
07552 558 551

Fisher German and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Fisher German and Savills has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. September 2026.

LOGICOR

Designed & Created by eighty Studio www.eighty.studio