

Stoford Park

i54, Wolverhampton

Flexible build-to-suit
manufacturing & employment units

50,000 - 500,000+ sq ft

4,645 - 46,452 sq m

To Let / For Sale



A landmark **39 acre** employment site featuring up to **four high-quality units** built to support ambitious growth.

Located at Wolverhampton, Stoford Park i54 occupies a highly strategic position in the heart of the UK, adjacent to the M54.

Stoford Park i54 offers excellent connectivity, with immediate access to Junction 2 of the M54, providing links to regional and national markets via the M6, M6 Toll, and A449. The wider i54 business park is an attractively landscaped 300-acre site, boasting a thriving commercial community,

excellent on-site amenities, and close proximity to major rail freight terminals, Birmingham Airport (25 miles), and Manchester Airport (58 miles). This strategic location makes it an ideal base for more than 2,700 employees and supports long-term business growth.



High-quality units ranging from 50,000 - 500,000 sq ft **with space to grow, evolve & succeed.**

Masterplan Option 1.



Clear internal eaves height (up to 15m)



10 MVA power site wide



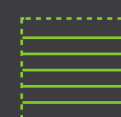
Dock level & level access loading doors



50m+ yard depths



On-site staff wellbeing facilities



Enhanced cladding



Car & HGV parking with EV charging



50 kN/M² floor loading



24/7 Secure site with gatehouse



Staff outdoor amenity space

An allocated employment site with an outline planning application being submitted in Q4 2026.

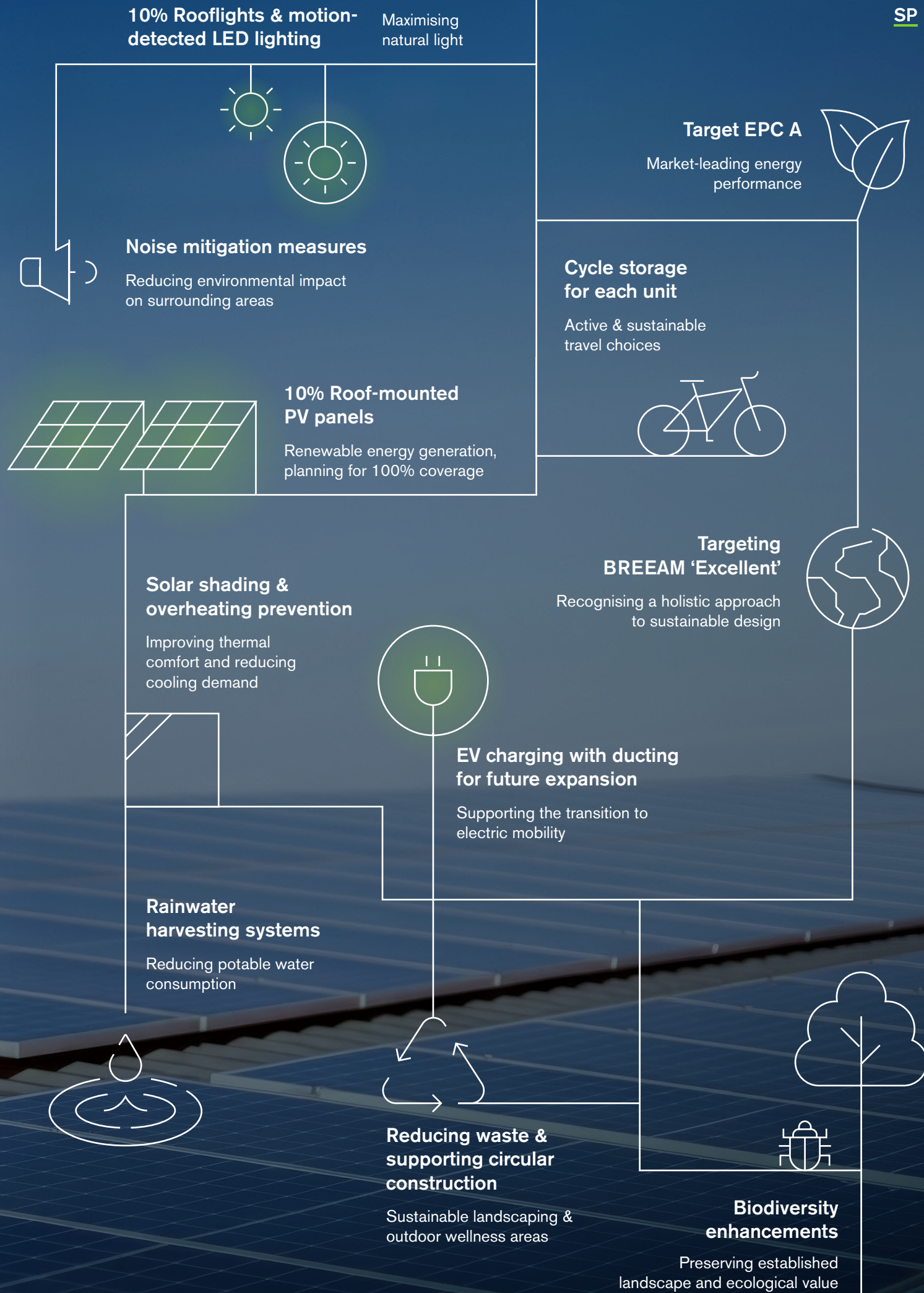
Masterplan Option 2.



Where environmental responsibility meets workplace wellbeing.

Stoford Park i54 is designed with sustainability and wellbeing at its core.

Targeting BREEAM 'Excellent' and EPC A, the development features low-energy buildings with reduced carbon emissions, integrating low/zero-carbon technologies, water conservation, and UN SDG-aligned sustainable design for a future-ready workplace.



A well-connected location supporting regional and national growth.

POSTCODE
WV9 5GA

W3W
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This new site offers outstanding connectivity in the heart of the West Midlands, with immediate access to the M54, M6 and A449, providing fast links to Birmingham, Manchester and the national motorway network. Birmingham Airport, East

Midlands Airport and local rail freight terminals are all within easy reach, making Stoford Park i54 a highly strategic location for manufacturing, R&D, logistics, distribution and national growth.

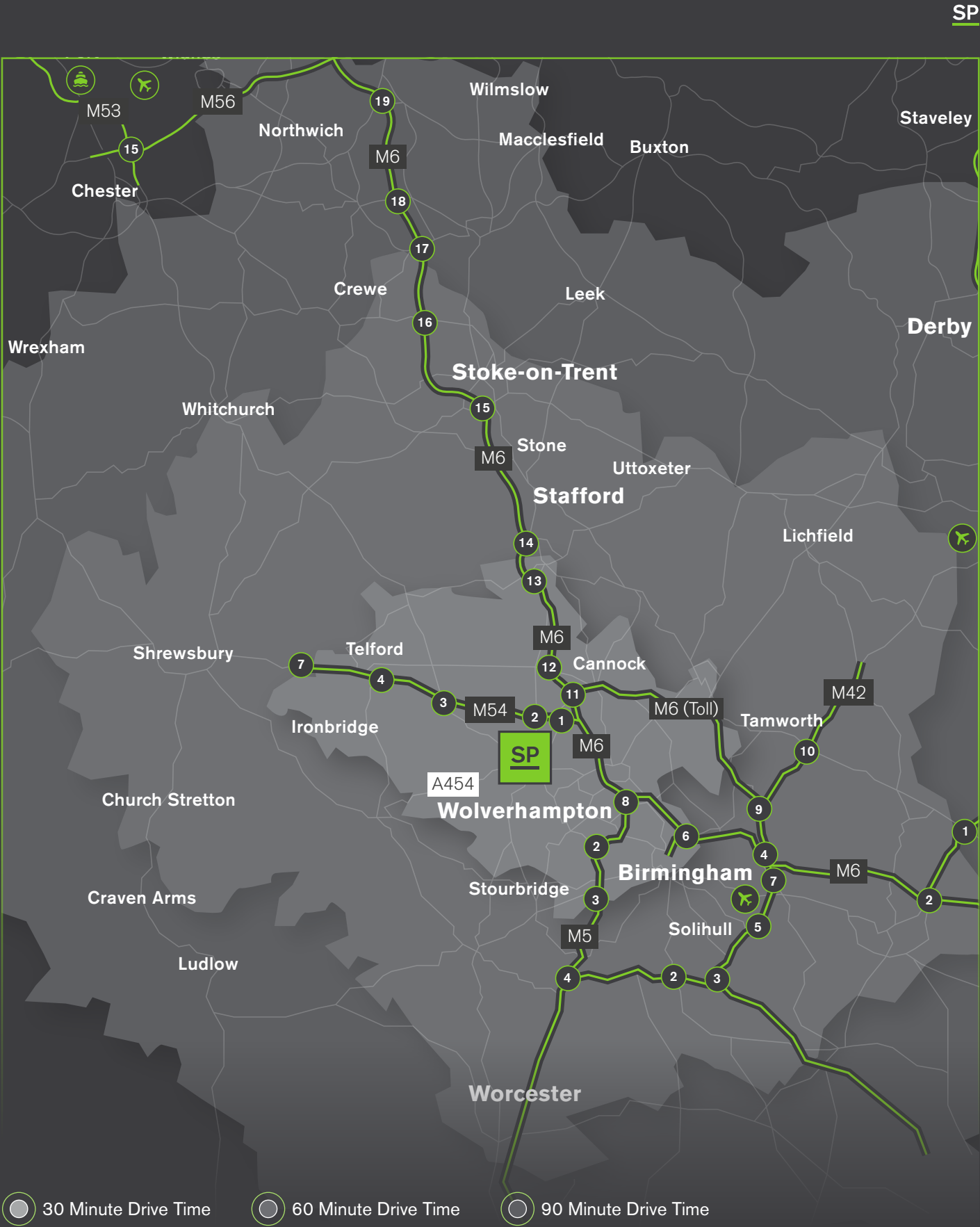


18,000
EMPLOYED IN TRANSPORT,
STORAGE & MANUFACTURING

29,125
HIGH TECHNOLOGY AND AUTOMOTIVE RELATED BUSINESSES
WITHIN 1 HOUR OF I54 EMPLOYING 307,000 PEOPLE

1,730,000
LABOUR POOL WITHIN A 30
MINUTE DRIVE TIME

2,154,234
PEOPLE OF A WORKING AGE
WITHIN A 20 MILE RADIUS



Drive Times	Minutes	Miles
M54 J2	6	0.8
Wolverhampton City Centre	10	3.5
M6 J10A	11	6.2
Walsall Town Centre	18	9.5
Birmingham City Centre	30	17.5

Distribution	Minutes	Miles
Birmingham Airport	35	25.5
East Midlands Airport	55	47.0
Manchester Airport	1hr 05	58.0
Port of Liverpool	1hr 35	87.0
London (M25)	2 hr 05	118.0

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