

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

INDUSTRIAL UNITS

6,966 - 15,432 ft²

📍 **POTTERS LANE BUSINESS PARK, POTTERS LANE,
WEDNESBURY, WS10 0AS**



Immediately available.

Secure yard space.

Close proximity to Junction 9 of the M6.

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LOCATION

Potters Lane Business Park is located on Potters Lane within 1/4 mile of Wednesbury town centre and having good road links with the M5 and M6 motorways which are 1/2 mile to the east along with the A41 Black Country New Road. This is a busy and popular industrial location with many national brands in close proximity including Eliza Tinsley, Biffa Waste Services and Lister Gases.

DESCRIPTION

The units consist of steel portal frame construction with brick and blockwork elevations, set over a concrete floor. They include translucent roof lights, roller shutter door access, and additional parking facilities.

Internally, the units benefit from office accommodation, high bay lighting, WC and storage facilities.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 17	6,966	647
units 18 & 19	15,432	1,425

OUTSIDE

The property has a secured yard area with car parking opposite the buildings entrance.

RENTAL

Please contact the agent for further information.

RATES

Interested parties are advised to contact Sandwell Council on 0121 569 2200.

VAT

All figures quoted do not include VAT which may be payable at the current prevailing rate.

EPC

An EPC has been commissioned and will be available shortly.

PLANNING

Interested parties are advised to make their own enquiries with Sandwell Council on 0121 569 6000

LEGAL COSTS

Each party to be responsible for their own legal costs.

WEBSITE

Aerial photography and further information is available at bulleys.co.uk/21-22potters

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details amended 03/25