



Unit 5 Bridge Street Industrial Estate, Potters Lane, Wednesbury, WS10 0AS

TO LET

INDUSTRIAL / WAREHOUSE

Size
2,637 sq ft (245 sq m)

Rent
£16,400 p.a. exclusive.

New lease available

Popular area

Within 3 miles of Junction 9 M6

Location

The unit is located on Bridge street, close to the junction with Potters Lane. The Motorway Network is accessible via Junction 9 of the M6 at Wednesbury and Junction 1 of the M5 at West Bromwich.

Description

The unit is of steel framed construction with brick/blockwork and profiled sheeted walls surmounted by a pitched, metal profiled sheeted roof incorporating filon roof lights. Access is via a roller shutter door. An internal office, kitchen and toilets are included. Height to eaves - 3.2 m. (10'6") approx.

Parking is available to the front of the building.

Accommodation (Gross Internal Area approx)

2,637 sq.ft. (245.05 sq.m.)

Services

All mains services, except gas, are connected. The water/sewerage is purchased direct from the Landlord/estate.

Rating Assessment

Rateable Value: £13,000.

U.B.R. 48p in the £ (2026/2027).

Lease Terms

The premises are available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed.

Service Charge

A service charge is levied to cover the repair/maintenance of all common areas/services provided.

Rent

£16,400 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Fixtures and Fittings

All usual tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - E.

Viewing

Strictly by appointment with the Sole Agents

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Additional Images

