

# UNIT 21/22—Potters Lane, Wednesbury, West Midlands, WS10 0AS



**TO LET**

**SIZE: APPROX. 15,000 sqft**

- ✓ RENT FREE INCENTIVE
- ✓ ROLLER SHUTTER
- ✓ ADDITIONAL YARD SPACE AVAILABLE
- ✓ NEW AMPULE NATURAL LIGHTING



## 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.

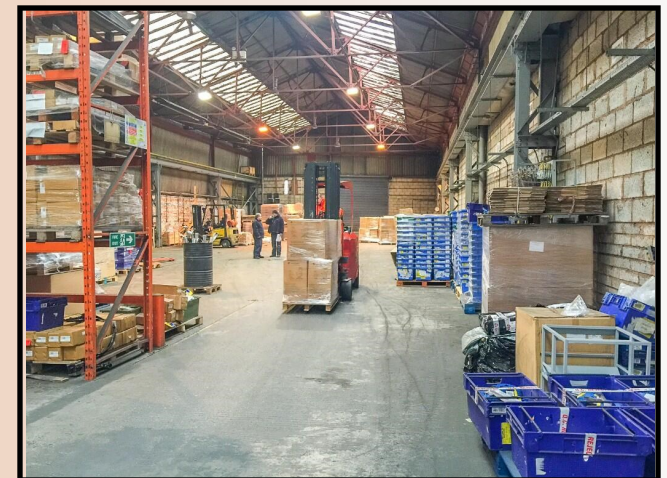
## DESCRIPTION

The unit comprises of a steel portal frame warehouse consisting of a large access frontage with a roller shutter and parking to the front as well as sample yard space for articulated lorry manoeuvring. Large 15,000sqft unit to let, additional yard space available 0.25 acre. The unit benefits from having a communal palisade gated yard space upon entry. New over clad insulated roof and a new ampule natural lighting.

## PLANNING

We advise all interested parties to make their own enquiries with the local authority.

- ✓ **NEW AMPULE NATURAL LIGHTING**
- ✓ **ADDITIONAL YARD SPACE AVAILABLE**
- ✓ **PARKING**
- ✓ **ROLLER SHUTTER**
- ✓ **RENT FREE INCENTIVE**





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# Westprop.

The logo for Westprop. features the word "Westprop." in a bold, sans-serif font. The letters are colored with a gradient from yellow on the left to red on the right. Below the text is a thick horizontal bar that also follows the yellow-to-red gradient. The bar starts under the 'W', extends across the width of the text, and then turns 90 degrees downwards at the end of the period.

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