



Unit 6 Bridge Street Industrial Estate, Potters Lane, Wednesbury, WS10 0AS

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
1,007 sq ft (94 sq m)

**Rent**  
£9,000 per annum exclusive

New lease available

Popular area

## 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, profiled sheeted roof incorporating filon roof lights. Access is via a roller shutter door. Internal offices and a toilet are included. Height to eaves - 3.3 m. (10'9") approx.

## Accommodation (Gross Internal Area approx)

1,007 sq.ft. (93.60 sq.m.)

## Services

Electricity and water are connected. The water supply is sub-metered.

## Rating Assessment

To be confirmed.

U.B.R. 55.5p in the £ (2025/26).

## Lease Terms

The premises are available with the benefit of 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 and services provided.

## Rents

£9,000 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 - C.

## Viewing

Strictly by appointment with the Sole Agents

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Additional Images

