



Oldbury
B69 4RG

UNIT 1, POPES LANE PARK

Industrial warehouse
Available to let
20,030 sq ft





Modern industrial warehouse

Unit 1 is primarily an industrial manufacturing and warehouse facility, though it contains integrated office space for its operations. As an industrial unit, it typically features steel portal frame construction with a concrete floor and accessibility features like a wheelchair-accessible parking lot.





6.0m eaves
rising to 8.0m



Level access
loading doors



Two 3 phase
power supplies



Secure yard
provision



Units maybe
split



Under Entesube
refurb

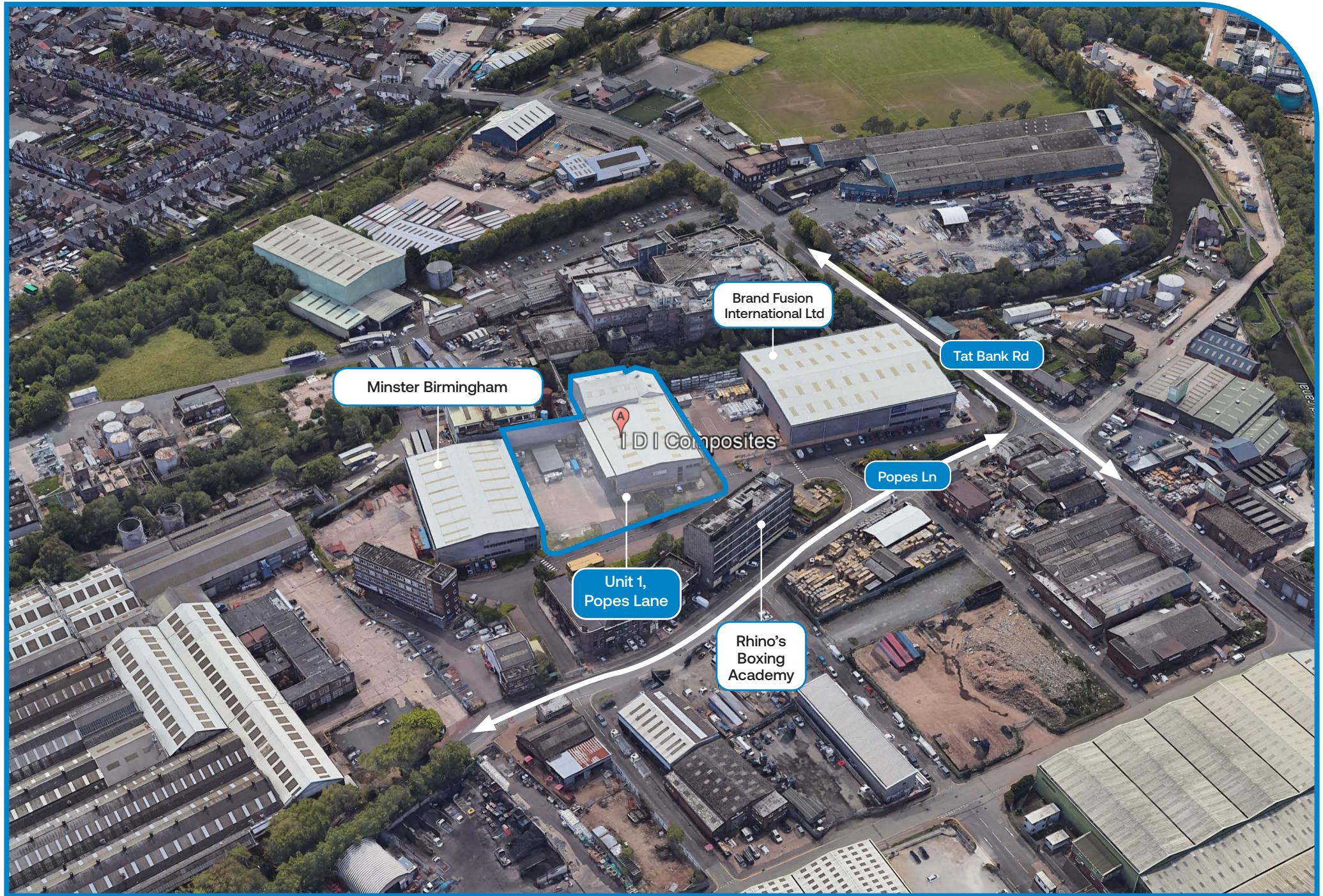


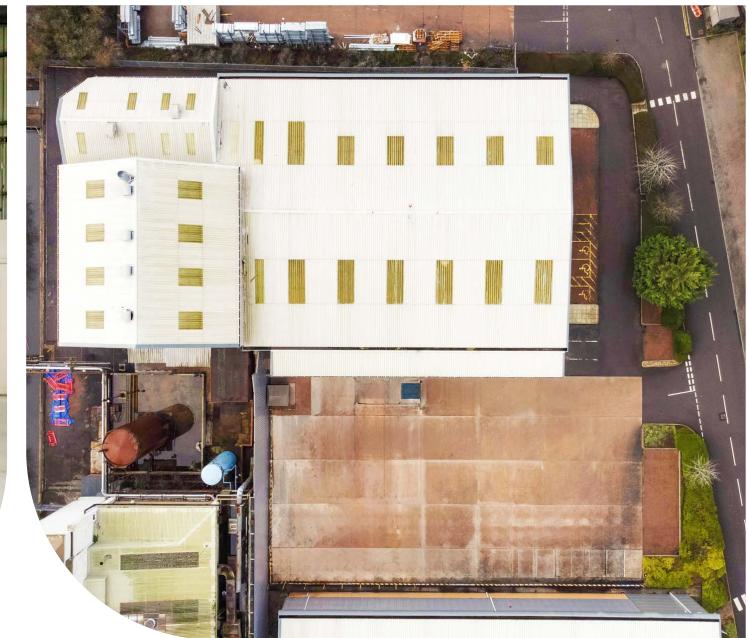


Site plan & accommodation



Unit	(sq ft)	(sq m)	Area	Availability
Unit 1	20,030	1860.85	Warehouse	Immediately
Total	20,030	1860.85		





Location

Units 1 and 3 are situated just a short distance from the M5 Motorway (Junction 2), providing direct access to the national motorway network, including the M6 and M42. Langley Green Railway Station is approximately 0.3 miles away. The area is well-served by local bus lines running along Popes Lane and nearby Rood End Road.



By Road

M5 (Junction 2)
1.4 miles



By Bus

Popes Lane Stop
4-minute walk



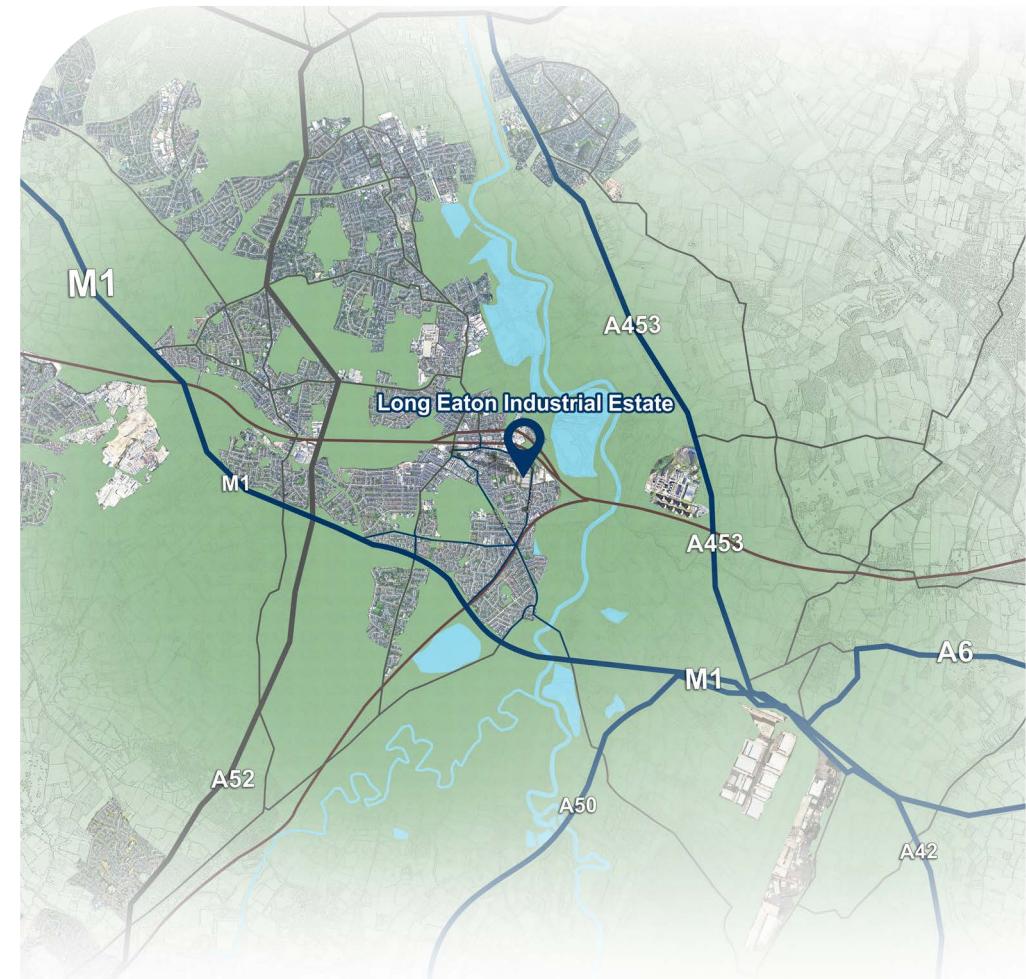
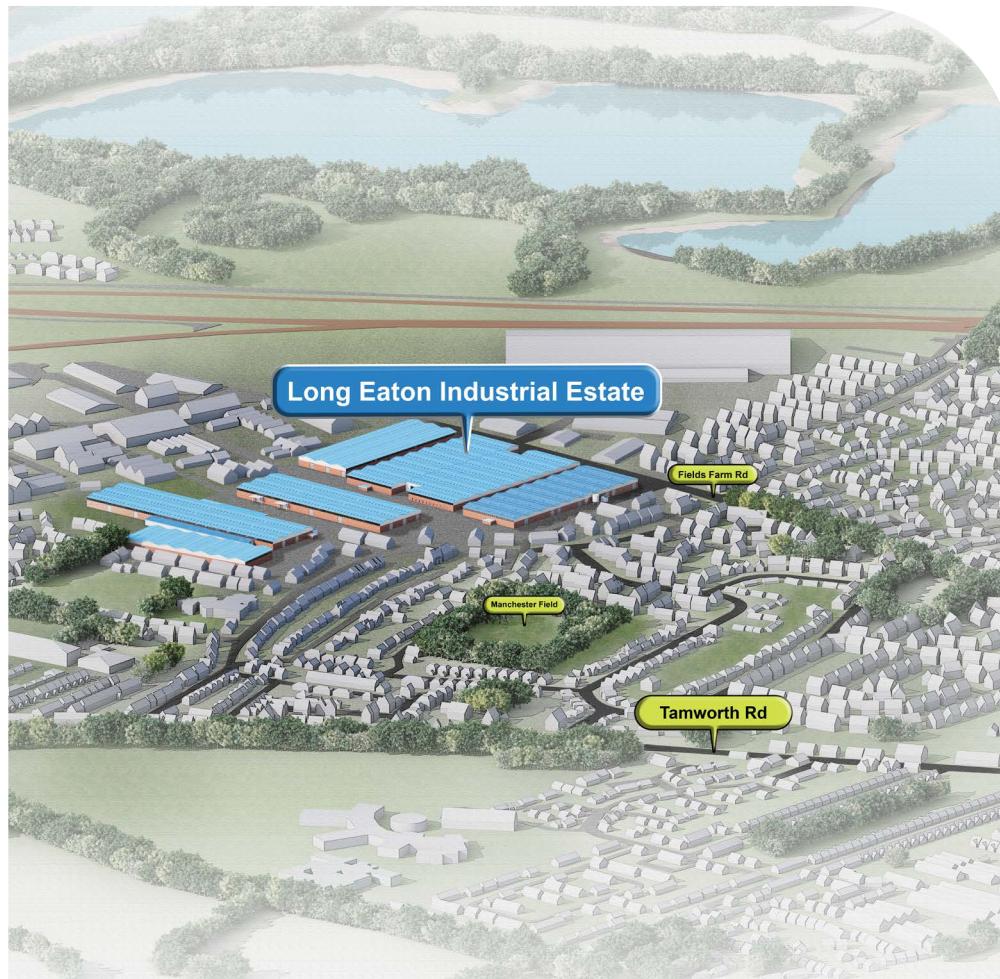
By Rail

Langley Green St.
0.3 miles



By Air

Birmingham Airport
12 miles





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Book a viewing

BULLEYS

0121 544 2121

BULLEYS.CO.UK

Max Shelley
T: 07881 948 908
Max.shelley@bulleys.co.uk

EPC

Rating C

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

Further information

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.