



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



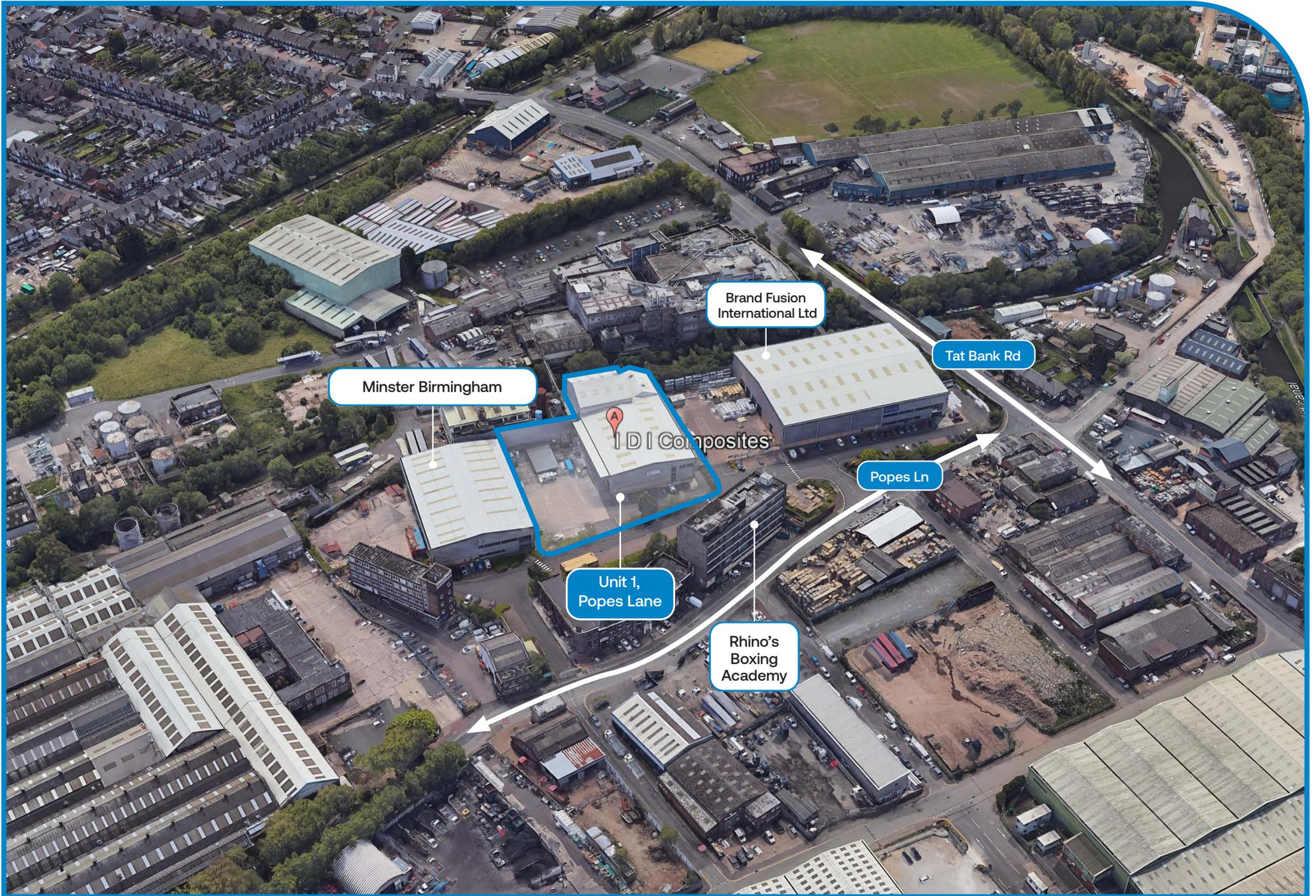
20,030  
sq ft



# Site plan & accommodation



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



Minster Birmingham

Brand Fusion International Ltd

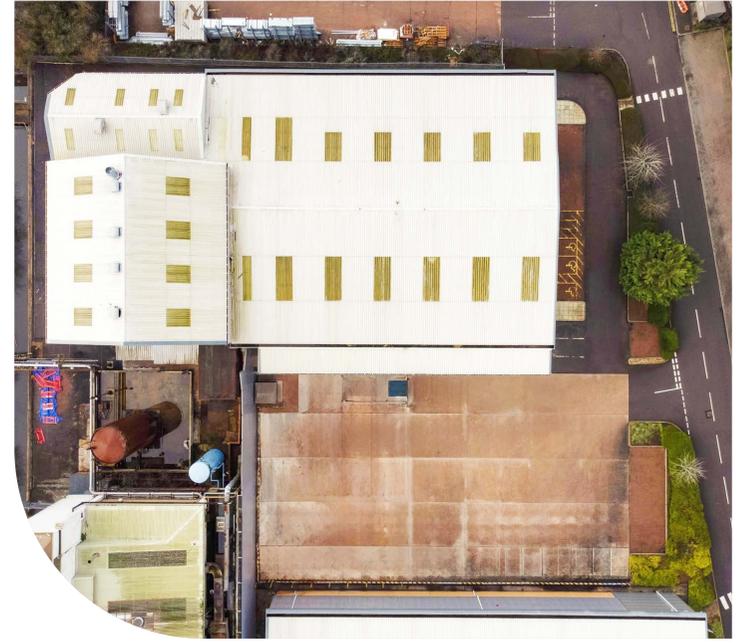
Tat Bank Rd

IDI Composites

Popes Ln

Unit 1, Popes Lane

Rhino's Boxing Academy



# 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 Rail

Langley Green St.  
0.3 miles



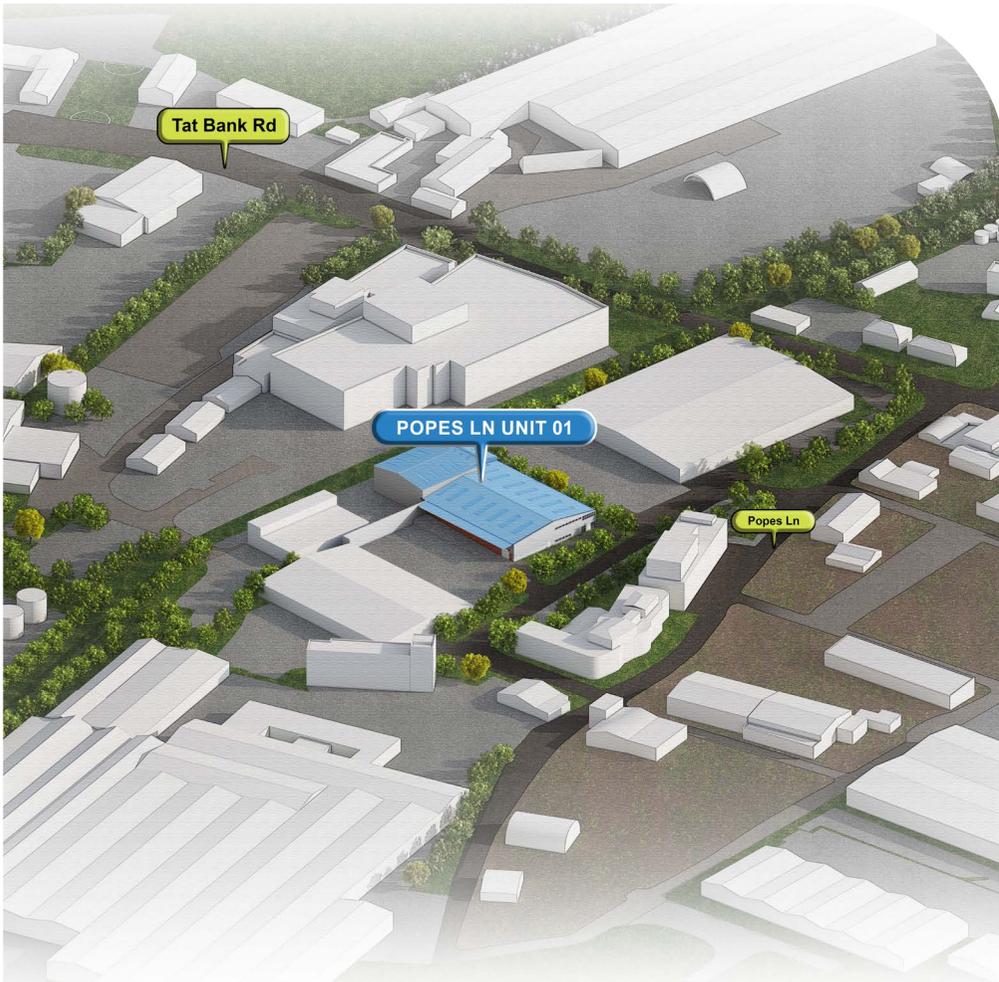
## By Air

Birmingham Airport  
12 miles



## By Bus

Popes Lane Stop  
4-minute walk



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**20,030 sq ft**

Book a viewing



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

## Further information

### 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.

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