

Interchange One

Potterton Way, Smethwick, B66 1AF

Leasehold
Industrial / Warehouse

30,966 sq ft (2,876.84 sq m) on a 1.68 acre site



To Let | £10.50 Per Sq Ft



Amenities



3 Level Access
Shutter Doors



J1, M5 Motorway
(1.5 miles)



Subject to
Refurbishment



Available 2027

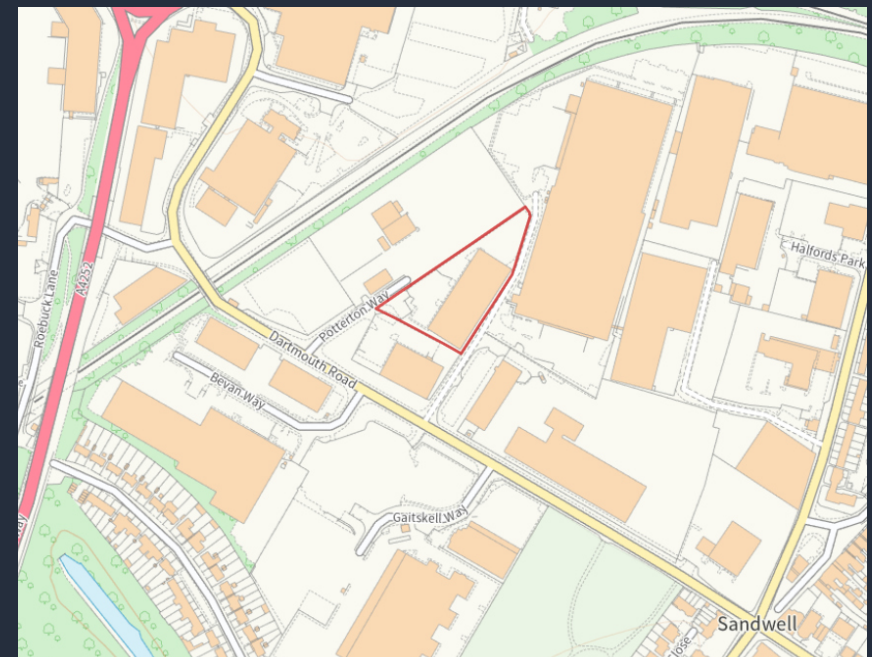
Description

The building provides a self-contained industrial / warehouse facility of steel portal frame construction with profile metal clad elevations beneath an insulated steel roof.

Internally, the warehouse provides a clear internal eaves height of 8.1m. Vehicular access is provided via three electric roller shutter doors measuring 4.5m high by 4.5m wide.

The building benefits from a two-storey integrated office block which includes a dedicated kitchenette and meeting room spaces. The office provides a traditional specification including carpeted floors, LED lighting, a suspended ceiling and comfort cooling systems.

Externally, the building sits on a 1.68 acre site served by two dedicated yards with a general car parking area to the front of the building as you approach from Potterton Way.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate areas comprise:

Demise	Sq Ft	Sq M
Warehouse	26,946	2,503.34
Ground Floor Office	2,010	186.75
First Floor Office	2,010	186.75
Total	30,966	2,876.84



Location

Interchange One is strategically located in Smethwick, approximately 3 miles west of Birmingham City Centre. The property benefits from excellent road connectivity, with Junction 1 of the M5 motorway located within 1.5 miles, providing access to the M6, M6 Toll and the wider national motorway network.

Rail services are available from Smethwick Galton Bridge and Smethwick Rolfe Street stations, offering regular connections to Birmingham, Wolverhampton and the wider West Midlands.

Address: **Interchange One, Potterton Way, Smethwick, B66 1AF**

What3words: [///incomes.ahead.remedy](https://www.what3words.com/interchange-one)

Locations

J1, M5: 1.5 miles

West Bromwich Town Centre: 1.7 miles

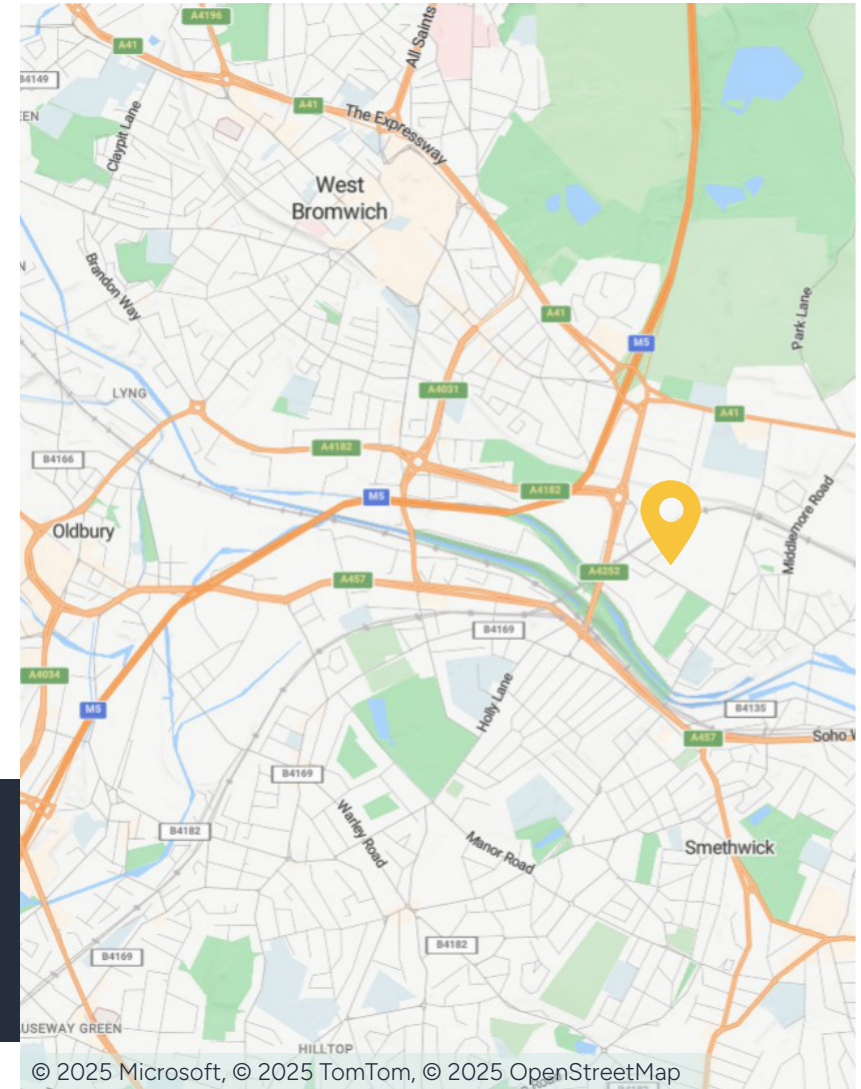
Birmingham: 3 miles

Nearest station

Smethwick Galton Bridge: <1 mile

Nearest airport

Birmingham Airport: 15.2 miles



Further information

Rent

£10.50 per sq ft, subject to contract.

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

A new EPC certificate will be commissioned following the building refurbishment programme.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with Fisher German or their joint agent, Johnson Fellows.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Arjun Delay

07966 469 240

arjun.delay@fishergerman.co.uk



Mike Price

07909 596 051

mike.price@fishergerman.co.uk

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Particulars dated September 2026. Photographs dated September 2026.



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