



AVAILABLE
FROM
MID AUGUST

TO LET

Secured Fenced Compound

4,280 sq.ft (397 sq.m)

Building 47 - Secured Compound, Pensnett Estate, Kingswinford, West Midlands. DY6 7XB

- 24 hour access
- Adjacent to Building 47
- Secure site with 24-hour security coverage

LCP.
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Secure Yard

- A secure yard of some 40m x 10m
- The compound is secured by a 2.4m high galvanised palisade fence
- Access is via 2 x 2.5m double leaf gates thus creating a 5m opening
- Hardcore finish

Pensnett Estate

- 2.4 million sq.ft of commercial property
- 24 hour fully recorded CCTV security cameras
- Benefitting from a planned on-going maintenance programme
- Ample free parking is provided on the estate for employees and visitors
- Regular bus service running through the estate
- On-site is Greggs & Papa Johns with Beefeater, McDonalds, KFC, and a Domino's Pizza



Rent

An all inclusive rental including service charge and insurance

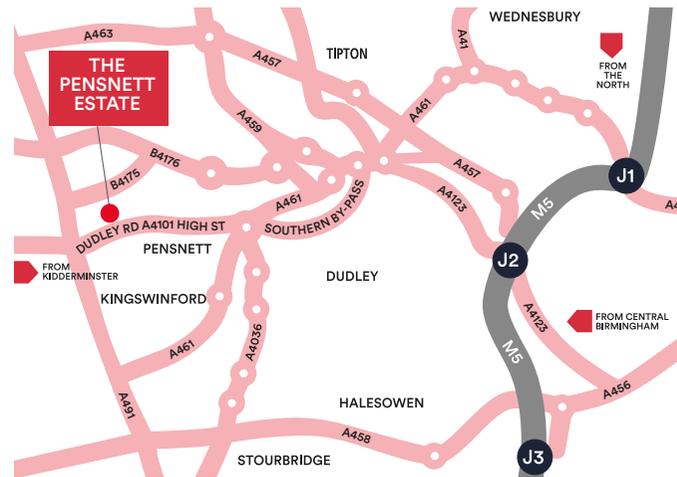
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - DY6 7XB

Situated in the heart of the West Midlands on the well-established Pensnett Estate, which is a secure business centre of some 185 acres, on the outskirts of Dudley. The Estate is serviced on the south side by the A4101 Dudley Road and on the north side by the B4175 Stallings Lane and is conveniently placed for easy access to the M5 and the M6 Motorways and the main rail links.

The town centre of Dudley is approximately 3 miles east, the Merry Hill Shopping Complex approximately 3 miles south and the centre of Kingswinford is within walking distance. A bus service regularly runs through the estate from both Dudley and Stourbridge, daily.



Distance from Local Areas (Approx.)

Kingswinford	1.4 Miles
Dudley	3.6 Miles
Stourbridge	7.0 Miles
Wolverhampton	8.6 Miles



Viewing

Strictly via prior appointment with the appointed agent

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