



TO LET
INDUSTRIAL UNIT

BUILDING 7
BAY 3

1,081 sq.ft (100.4 sq.m)

Building 7 Bay 3, Pensnett Estate, Kingswinford, West Midlands DY6 7TD

- Ideal starter unit
- 24 Hour CCTV Estate Security
- Located on a well established Business

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**01384
400123**

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Areas (Approx. Gross Internal)

TOTAL 1,081 sq.ft (100.4 sq.m)

Description

- 2 x Roller shutter and 1 x personnel door in front elevation
- Approximately 4.3m (14 ft) to eaves
- Toilet facilities

Rent

POA

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

References & Legal Costs

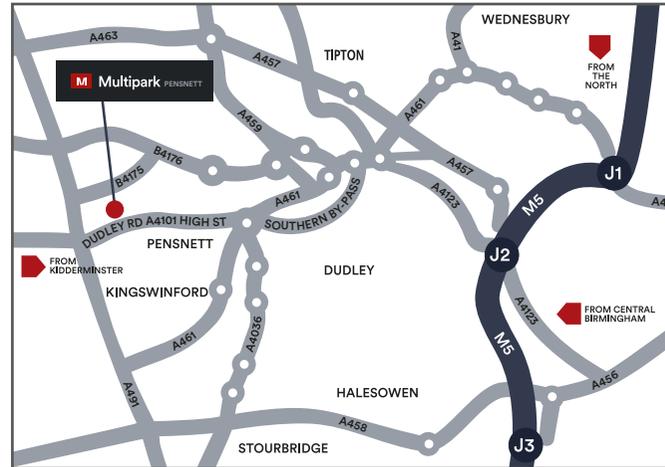
The granting of a lease will be subject to satisfactory references and accounts. The tenant is responsible for all legal costs in connection with the lease.

Location - DY6 7TD

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
Kidderminster	10.5 Miles
Birmingham	20.1 Miles



Viewing

Strictly via prior appointment with the appointed agents

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