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**Multipark**

PENSNETT

Kingswinford, West Midlands, DY6 7NA

**BRAND NEW  
CONSTRUCTION!**

TARGET COMPLETION JULY 2025



**Building 20** The Pensnett Estate, Kingswinford, West Midlands, DY6 7TU

- Steel portal frame construction to 8m eaves and apex of 9.7m
- 24 hour CCTV on site
- 3x 4.5m by 5.0m electrically operated and insulated level loading doors

**11,916 sq.ft**  
(1,107 sq.m)

BRAND NEW INDUSTRIAL/WAREHOUSE UNIT TO LET - 11,916 SQ.FT (1,107 sq.m) - PRIME LOCATION - MODERN CONSTRUCTION

## Building 20

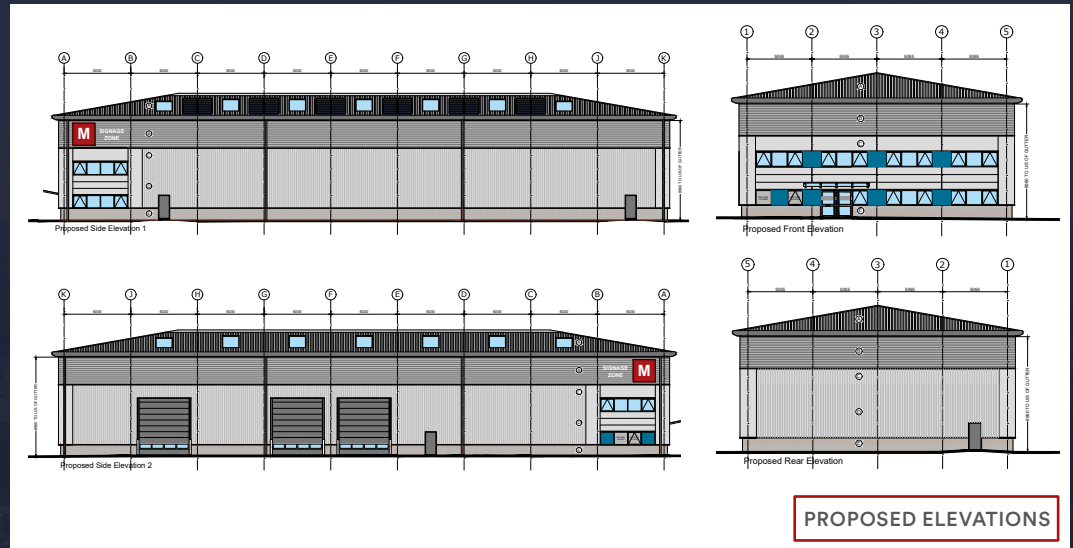
This brand new modern industrial/warehouse unit comprises of 11,916 sq.ft (1,107 sq.m) offering ample space and is located in a prime position on The Pensnett Estate.

### Unit includes:

- Solar panels installed across 10% of roof structure
- Steel portal frame construction to 8m eaves and apex of 9.7m
- 3 No 4.5m wide x 5.0m height level loading doors which will be electrically operated and insulated
- LED lighting throughout the office and warehouse
- Substantial power supply which will be a 3 phase 400-amp (276 KVA) supply
- Rear loading area
- Ground floor offices
- Potential for a 2nd floor office suite if required
- 12x demised car parking spaces with the option of additional car parking spaces within close proximity
- 1x accessible car parking space
- 2x EV charging spaces

### Areas (Approx. Gross Internal)

Warehouse	10,477 sq.ft	(973 sq.m)
GF Office & Ancillary	1,439 sq.ft	(134 sq.m)
<b>TOTAL</b>	<b>11,916 sq.ft</b>	<b>(1,107 sq.m)</b>



**PROPOSED ELEVATIONS**

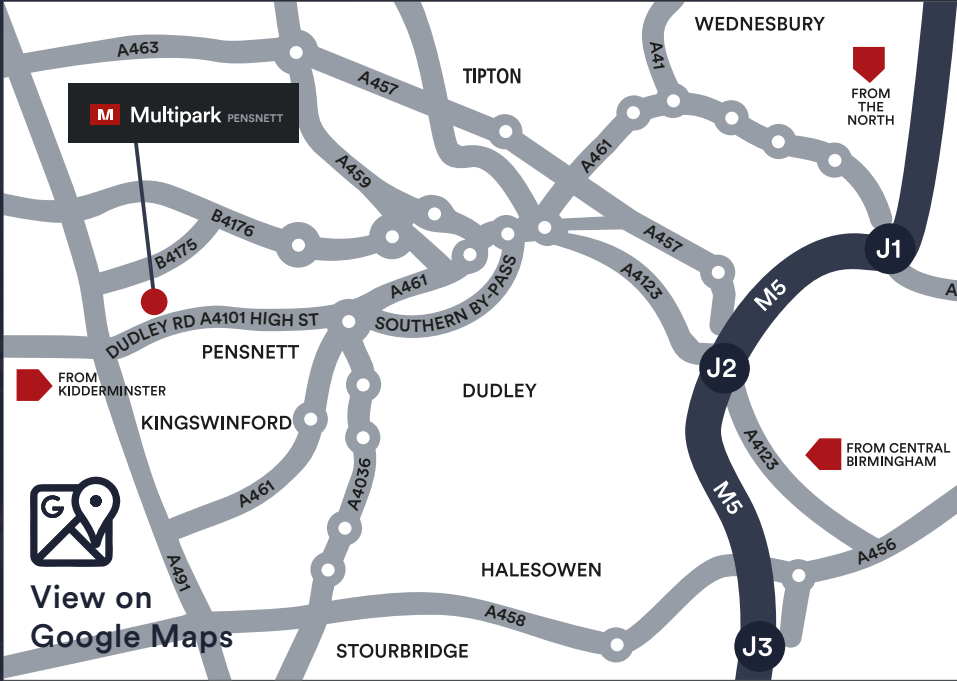


**INDICATIVE IMAGERY**

Building 20 is 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.



### Rent

Price upon application.

### Rates

Business rates are to be confirmed. For further details please speak to the Letting Agents.

### EPC

EPC rating A. Further information available upon request

### Further Information

Electricity and water available. Viewings are strictly by prior arrangement with the agent.

### 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.

### Distance From Local Areas (Approx)

LOCATION	MILES	KM	MINUTES
Kingswinford	1.4	2.2	5
Dudley	3.6	5.7	11
Stourbridge	7.0	11.2	17
Wolverhampton	8.6	13.8	22
Kidderminster	10.5	16.8	21
Birmingham	20.1	32.3	33
M5 Junction 2	7.0	11.2	19
M6 Junction 10	12.0	19.3	28

## VIEWING

Strictly via prior appointment with the appointed agents:



**Paula James**  
07798 683995  
PJames@lcpproperties.co.uk



**Max Shelley**  
07881 948908  
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