

LOCATED NEXT DOOR TO SCREWFIX



TO LET

Warehouse/Industrial Unit

5,862 sq.ft (540 sq.m)

Building 32, Bay 2 The Pensnett Estate, Kingswinford, West Midlands, DY6 7UF

- Situated close to estate entrance 5
- Will suit trade counter use
- 24 hour CCTV on site
- Located on the main 2nd Avenue close to Greggs
- Onsite also Papa Johns, KFC and Dominoes Pizza

M **M[®]Core**
LCP UK

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Building 32 Bay 2, Pensnett Estate, Kingswinford, West Midlands DY6 7UF

Areas (Approx. Gross Internal)

Warehouse	5,862 sq.ft	(544 sq.m)
Including offices of	448 sq.ft	(42 sq.m)

Description

- Mid bay terrace
- Currently fitted out with Trade Counter facility
- Pitched roof approximately 3.3m (10ft 10”) to eaves
- Electric roller shutter door approx. 3.0m wide (9ft 10”) by 3.6m high (12ft)
- LED lighting and suspended gas fired heater
- Tarmac surfaced loading area to rear
- Car parking to front elevation

Offices

- Carpeted and heating lighting installed
- Toilet facilities

Rent & Rates

POA

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC D:87. Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.

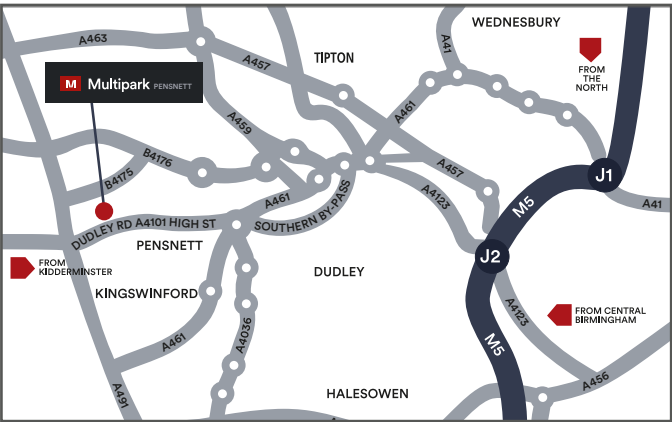
All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Location - DY6 7UF

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 agent



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