

PRELIMINARY DETAILS

Subject To Acquiring Vacant Possession



M Multipark PENSNETT

TO LET

Warehouse/Production Unit

30,528 sq.ft (2,836 sq.m)

Subject to re-measurement

Building 14 Bay 1, Pensnett Estate, Kingswinford, West Midlands DY6 7TL

- Unit benefits from rear storage area and carparking
- Ground and First Floor Offices
- Located on the popular Pensnett Business Park
- 24-hour site security

M **M[®]Core**
LCP UK

**01384
400123**

lcpgroup.co.uk



Building 14 Bay 1, Pensnett Estate, Kingswinford, West Midlands DY6 7TL

Areas (Approx. Gross Internal)

TOTAL	30,528 sq.ft	(2,836 sq.m)
Warehouse	24,124 sq.ft	(2,241 sq.m)
Including 2 storey offices and ancillary accommodation of:		
	6,404 sq.ft	(595 sq.m)

Description

- 5.1m Eaves
- Two roller shutter doors in rear elevation
- LED lighting throughout
- Ground and First Floor Offices
- Ancillary areas
- Rear loading yard and car parking areas

Rent

Price On Application.

Rates

Rateable Value from 01.04.2026 £246,000.

Service Charge and Insurance

A service charge will be levied for the maintenance of common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

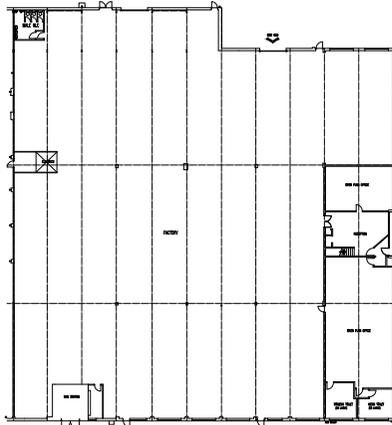
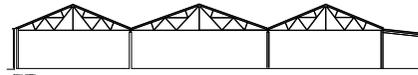
Planning

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.

Legal and Surveyor Costs

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

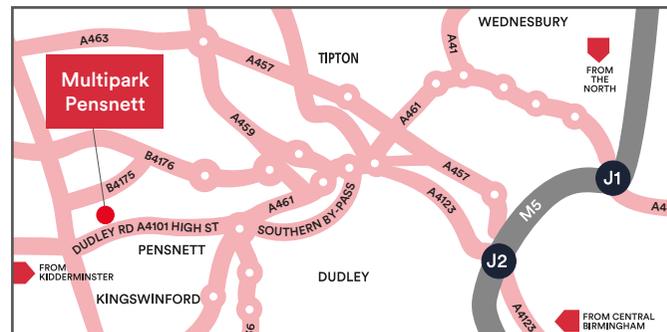
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Location - DY6 7TL

Situated in the heart of the West Midlands on the well established Multipark Pensnett, 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.



Viewing

Strictly via prior appointment with the appointed agents:



Max Shelley
07881 948908
max.shelley@bulleys.co.uk



David Charlton
07471 215144
DCharlton@lcpproperties.co.uk