

SUBJECT TO LANDLORDS IMPROVEMENT WORKS



M Multipark PENSNETT

TO LET

Warehouse/Industrial Unit

1,281 sq.ft (119 sq.m)

*Indicative Imagery

Building 22, Bay 6, Multipark Pensnett, Kingswinford, West Midlands, DY6 7TU

- 24 hour fully recorded CCTV security cameras
- Ideal starter unit
- Mid terrace
- Well known and extensively landscaped business estate

M M[®]Core
LCP UK

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Building 22, Bay 6, Multipark Pensnett, Kingswinford, DY6 7TU

Areas

Ground Floor	1,281 sq.ft	(119 sq.m)
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Benefits Include

- Ideal starter unit
- Mid terrace
- Subject to landlords improvement works
- Approximately 4.8m (15.9ft) to the eaves
- Asbestos roof with internal lining boards and single skin roof lights
- Roller shutter approximately 3.8m (12'6") wide by 4.3m (14.0 ft) high
- LED lighting
- Toilet facilities

Rent

£13,000 per annum + VAT

Business Rates

Rateable Value £9,500 from 01.04.2026, Dudley MBC.

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

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

Energy Performance

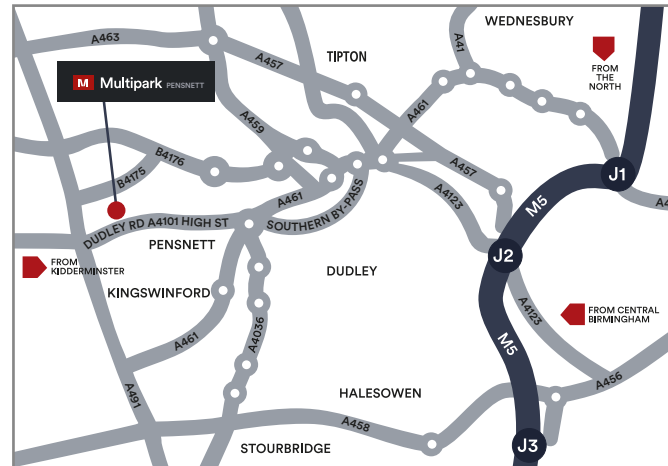
Further information available upon request.

Legal and Surveyor Costs

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

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 7TU

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.



Viewing

Strictly via prior appointment with the appointed agents:



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