

**YEAR 1 INCENTIVE  
AVAILABLE\***



**M** Multipark PENSNETT

**TO LET**

Warehouse/Industrial Unit  
**5,938** sq.ft  
(551 sq.m)

Could be combined  
with Bay 2 to create  
**12,547** sq.ft  
(1,165 sq.m)

**Building 47 Bay 1, Multipark Pensnett, West Midlands, DY6 7UZ**

- 24 hour fully recorded CCTV security cameras
- Approximately 6.0m (19.7 ft) to eaves
- Bays 1&2 can be let as one area with a GIA of 12,547 sq.ft. (1,165 sq.m)

**M** **M<sup>®</sup>Core**  
LCP UK

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400123**

lcpgroup.co.uk



# Building 47 Bay 1, Multipark Pensnett, Kingswinford, DY6 7UZ

## Areas

Office Area	1,125 sq.ft	(194 sq.m)
Warehouse Area	4,813 sq.ft	(447 sq.m)
TOTAL	5,938 sq.ft	(551 sq.m)

## Description

- End terrace High Bay unit
- Eaves height 6m (19.7")
- Rear roller shutter door
- LED lighting throughout
- Brick built offices to front elevation with ancillary areas
- Bays 1&2 can be let as one area with a GIA of 12,547 sq.ft. (1,165 sq.m)

## Rent

POA - \*Year 1 incentivised rent is offered assuming 3 months rent free based on a 5-year term certain.

## Business Rates

Available on application.

## 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

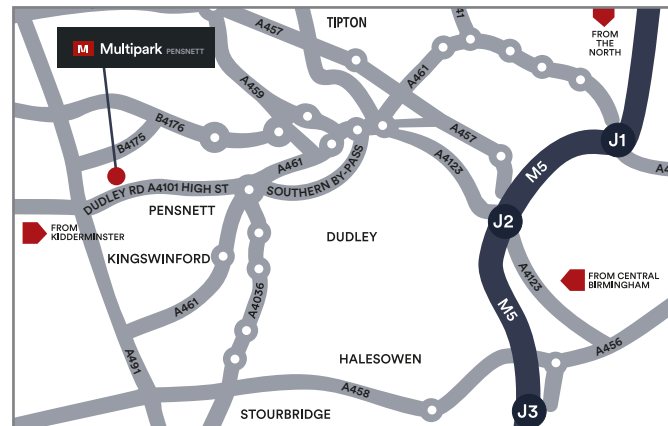
Further information available upon request.

## 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.



## Location - DY6 7UZ

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:



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



**David Charlton**  
07471 215144  
DCharlton@lcpproperties.co.uk

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