

YEAR 1 INCENTIVE AVAILABLE*



M Multipark PENSNETT

TO LET

Warehouse/Industrial Unit
7,391 sq.ft (686.6 sq.m)

Building 5 Bay 2, The Pensnett Estate, Kingswinford, West Midlands, DY6 7TE

- Part of a 3-bay terrace with ample loading/unloading to the rear
- 19.5ft (5.9m) to eaves
- Roller shutter door access
- Internal office/toilet facilities
- Ample parking at front of property

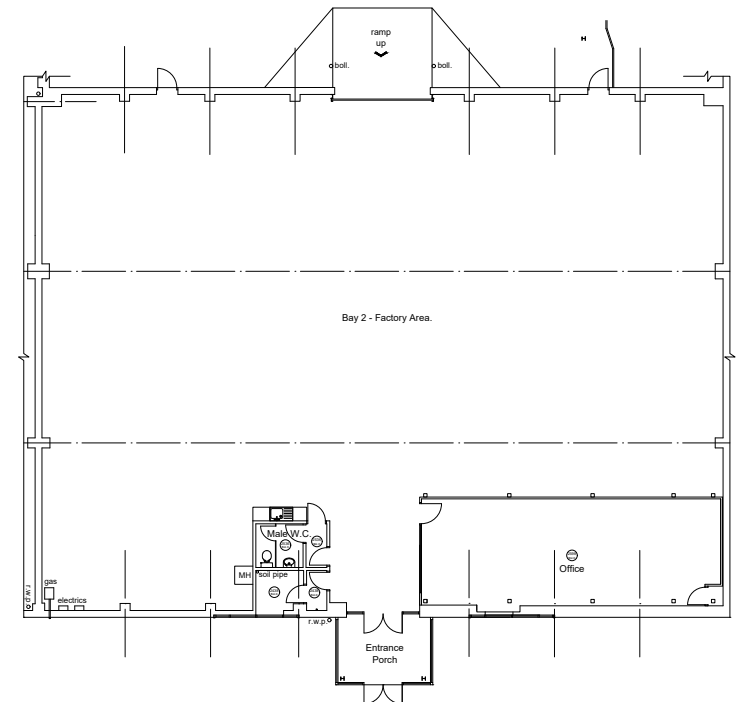
M M[®]Core
LCP UK

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Building 5 Bay 2, The Pensnett Estate, Kingswinford, West Midlands, DY6 7TE



Ground Floor Plan - 7391 sqft. (687 sqm.)

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Areas (Approx. Gross Internal)

Factory Area	6,778 sq.ft	(629.6 sq.m)
Office/Toilet Area	613 sq.ft	(57 sq.m)
TOTAL	7,391 sq.ft	(686.6 sq.m)

Description

- 19.5ft (5.9m) to eaves
- Roller shutter door access
- Internal office/toilet facilities
- Part of a 3-bay terrace with ample loading/unloading to the rear
- Ample parking to the front of the property

Rent

POA

Business Rates

Rateable Value £57,000
Rates payable £28,443
Dudley Council.

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.

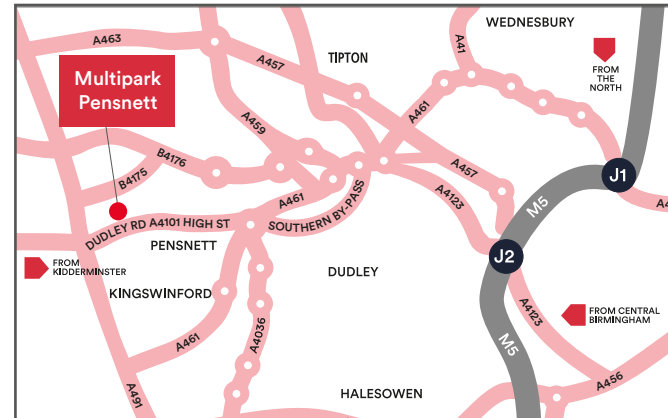
Legal and Surveyor Costs

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

Location - DY6 7TE

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.



Distance from Local Areas (Approx.)

Kingswinford	1.4 Miles
Dudley	3.6 Miles
Stourbridge	7.0 Miles
Wolverhampton	8.6 Miles
Birmingham	20.1 Miles



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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