

**YEAR 1 INCENTIVE AVAILABLE\***



**TO LET**

Warehouse/Production Unit  
**10,979 sq.ft** (1,020 sq.m)

**Building 69 Bays 3 & 4, Pensnett Estate, Kingswinford, West Midlands, DY6 7XB**

- Secure Site with 24-Hour Security Coverage
- Fully Maintained and Secure Business Park

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**Building 69 Bays 3 & 4, Pensnett Estate, Kingswinford, West Midlands, DY6 7XB**



# Building 69 Bays 3 & 4, Pensnett Estate, Kingswinford, West Midlands, DY6 7XB

## Areas (Approx. Gross Internal)

Warehouse (inc Office & Ancillary)	10,979 sq.ft	(1,020 sq.m)
<b>TOTAL</b>	<b>10,979 sq.ft</b>	<b>(1,020 sq.m)</b>

## Description

- Two bays of a six-bay terrace
- Portal frame construction
- Approximately 4.8m (16') to the eaves
- 2 electrically operated roller shutter doors approximately 4.87m high
- Ground and first floor offices and ancillary
- LED Lighting

## Offices

- Suspended ceilings
- Wall mounted electric heaters
- LED lighting

## Rent

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

## Rates

Rateable value: £72,500 (April 2026)

## 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.

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## 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.

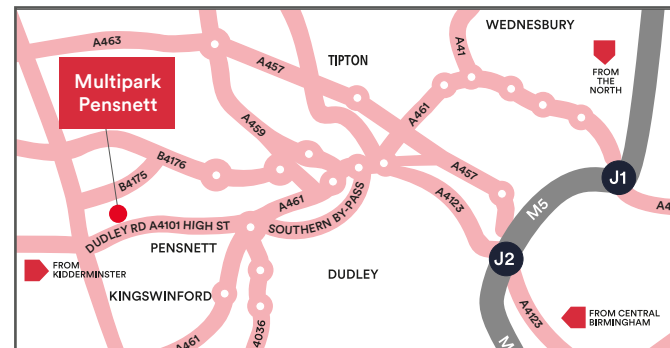
## Legal and Surveyor Costs

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



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