

YEAR 1 INCENTIVE AVAILABLE*



M Multipark PENSNETT

TO LET

Warehouse/Production Unit
4,066 sq.ft (377 sq.m)

Building 70 Bay 3, Pensnett Estate, Kingswinford, West Midlands. DY6 7FE

• Secure site with 24-hour security coverage • Fully maintained and secure Business Park • Approximately 15.7ft (4.8m) to eaves

M M[®]Core
LCP UK

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Areas (Approx. Gross Internal)

TOTAL **4,066 sq.ft** (377 sq.m)

Including offices and ancillary accommodation of:

Ground Floor 474 sq.ft (44 sq.m)

First Floor 428 sq.ft (40 sq.m)

Description

- End bay of a three-bay terrace
- Steel portal frame construction
- Approximately 4.8m (16') to the eaves
- 1 electrically operated roller shutter door approximately 4.7m high
- LED Lighting

Offices & Ancillary

- LED lighting
- Carpeted OR vinyl flooring covering throughout

Rent

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

Rates

Rateable Value: £34,250 (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.

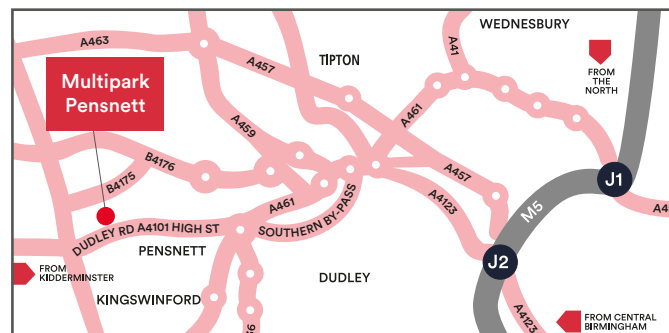
Legal and Surveyor Costs

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

Location - DY6 7FE

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