YEAR 1 INCENTIVE AVAILABLE*

SUBJECT TO LANDLORDS WORKS



Multipark PENSNETT

TO LET

Warehouse/Production Unit

5,476 sq.ft (508.7 sq.m)

Building 83 Bay 3, Pensnett Estate, Kingswinford, West Midlands, DY6 7FL

- Situated Close to Estate Entrance
- Secure site with 24-hour security coverage
- Electric roller shutter

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Areas (Approx. Gross Internal)

Warehouse	4,883 sq.ft	(453.6 sq.m)
Office & Ancillary	643 sq.ft	(59.7 sq.m)
TOTAL	**5,476 sq.ft**	**(508.7 sq.m)**

Description

- Steel portal frame construction
- Eaves Height 4.3m (14'1")
- Electric roller shutter approximately 11ft 9" (3.65m) wide by 14ft 11" (4.30m) high
- LED lighting
- Central heating to offices
- Toilet facilities

Rent & Rates

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

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

EPC: D:83. 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.

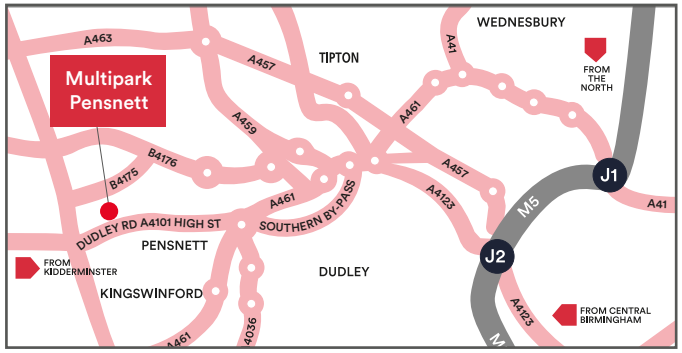
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Location - DY6 7TE

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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