

YEAR 1 INCENTIVE AVAILABLE*

Multipark PENSNETT

TO LET

Warehouse/Industrial Unit

1,184 sq.ft (109.9 sq.m)

Building 26 Bay 3, The Pensnett Estate, Kingswinford, West Midlands, DY6 7TB

- Ideal starter unit
- 24 hour CCTV security
- 19.7ft (6.0m) to eaves
- Internal office/toilet facilities

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Building 26 Bay 3, The Pensnett Estate, Kingswinford, West Midlands, DY6 7TB

Areas (Approx. Gross Internal)		
Factory & Toilet Area	1,070 sq.ft	(99.4 sq.m)
Office Area	114 sq.ft	(10.5 sq.m)
TOTAL	**1,184 sq.ft**	**(109.9 sq.m)**

Description

- Mid terrace unit constructed of masonry and metal cladding envelope
- Pitched steel cladding and fully insulated roof
- Approximately 19.7ft (6.0m) to eaves
- Roller shutter door approx. 9.84ft (3.0m) wide by 9.8ft (3.0m) high
- Toilet facilities
- Suspended gas heater and low bay light fittings in warehouse
- Office has fluorescent lighting, electric heaters and carpet fitted

Rent & Rates

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.

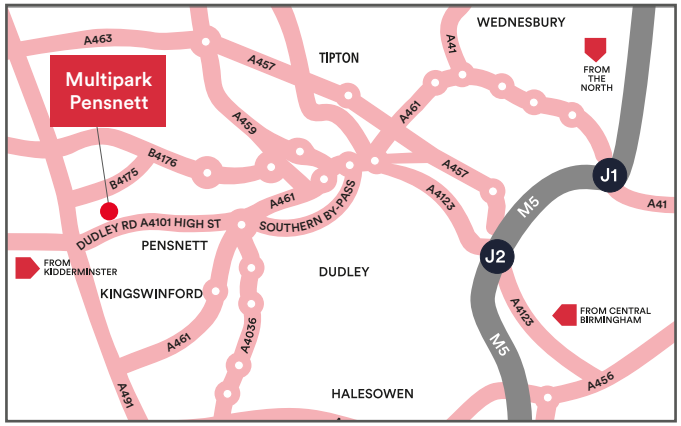
Legal and Surveyor Costs

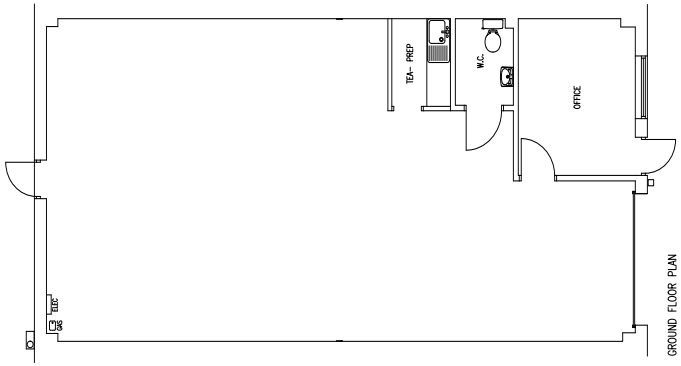
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - DY6 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. A bus service regularly runs through the estate from both Dudley and Stourbridge, daily.









Viewing
Strictly via prior appointment with the appointed agents

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