

TO LET
INDUSTRIAL UNIT

BUILDING 53C
BAY 2

456 sq.ft (42.2 sq.m)

Building 53C Bay 2, Pensnett Estate, Kingswinford, West Midlands DY6 7XH

- Quarterly All-inclusive flexible licence
- Ideal Starter Unit for New or Small Business
- 24 Hour CCTV Estate Security
- Well Known and Extensively Landscaped Business Estate

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Areas (Approx. Gross Internal)

Office & Ancillary	128 sq.ft	(11.8 sq.m)
Warehouse	328 sq.ft	(30.4 sq.m)
TOTAL	**456 sq.ft**	**(42.2 sq.m)**

Description

- Access is via one manually operated roller shutter door 8.2ft (2.5m) x 9.5ft (2.9m)
- Approximately 11.6ft (3.5m) to eaves
- Full height brickwork construction
- The roof consists of flat/felt asphalt construction on a metal deck
- Manual front shutter
- Fluorescent lighting
- Wall mounted electric hot air blowers
- Unit has access to communal toilet facilities

Rent

£6,840 (£132 per week) + VAT

Energy Performance

Further information available upon request.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

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

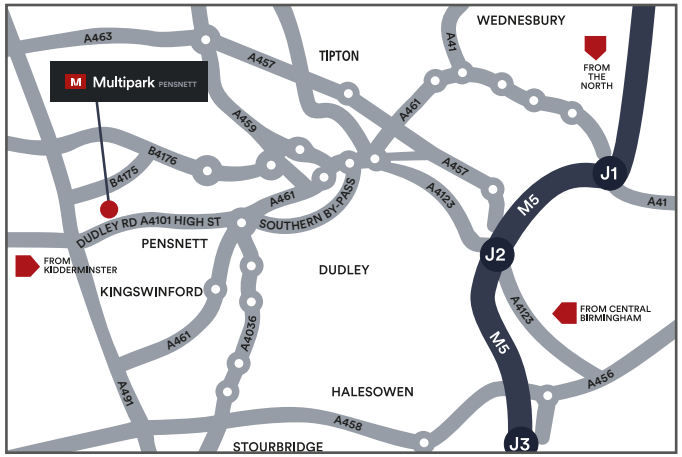
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - DY6 7XG

Situated in the heart of the West Midlands on the well-established Pensnett Estate, 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
Kidderminster	10.5 Miles
Birmingham	20.1 Miles

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Viewing
Strictly via prior appointment with the appointed agents:

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