

TO LET

Small Industrial starter unit

BUILDING 53A
BAY 2

463 sq.ft (43 sq.m)

Building 53A Bay 2, Pensnett Estate, Kingswinford, West Midlands DY6 7XG

- 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)

Bay 2	463 sq.ft	(43 sq.m)
TOTAL	**463 sq.ft**	**(43 sq.m)**

Description

- Approximately 8.9ft (2.7m) 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

£6,945 (£134 per week) + VAT

Energy Performance

Further information available upon request.

Planning

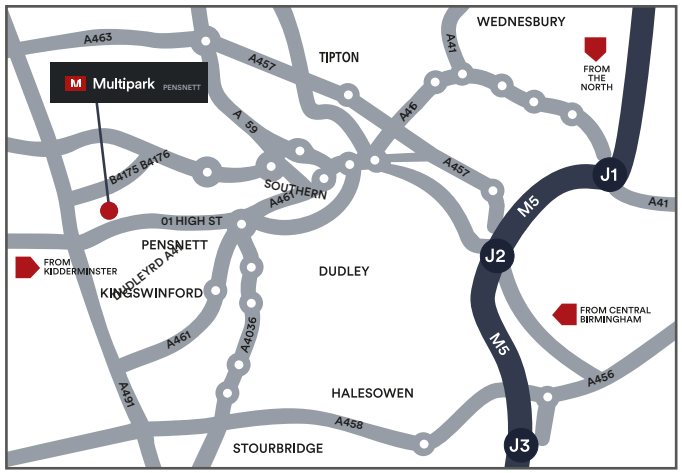
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific inquiries directly with the Local Planning Authority as to their intended use.

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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17-11-26 NOV26



Viewing Strictly via prior appointment with the appointed agents

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