

PRELIMINARY DETAILS



PENSNETT ESTATE

A prime location for your business

- 2.4 million sq.ft of commercial property
- 24 hour fully recorded CCTV security cameras
- Benefitting from a planned on-going maintenance programme
- Ample free parking is provided on the estate for employees and visitors
- Regular bus service running through the estate
- On-site is Greggs & Papa Johns with Beefeater, McDonalds, KFC, Domino's Pizza and a Morrison's Supermarket all located just outside the estate entrances

TO LET

Industrial Unit **1,606** sq.ft (149.2 sq.m)

Building 53A Bay 12 Pensnett Estate, Kingswinford, West Midlands. **DY6 7XG**

- 24 hour CCTV Estate Security
- Well known and extensively landscaped business estate

LCP

01384 400123
www.lcpproperties.co.uk

DESCRIPTION

- Manual roller shutter door (2.53m high, 3.60m wide).
- Full height masonry construction
- Warehouse with 2.6m eaves height
- Open plan office space
- Ample communal car parking spaces
- Toilets & kitchenette
- B1, B2, B8 Use Class

AREAS (Approx. Gross Internal)

TOTAL	1,606 sq.ft	(149.2 sq.m)
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APPROXIMATE TRAVEL DISTANCES

Kingswinford Town Centre	1.5 miles
Dudley Town Centre	3 miles
Merry Hill Shopping Centre	4 miles
M5 Junction 2	7 miles
M6 Junction 10A	12 miles

Building 53A Bay 12

RENT

Price on application.

SERVICE CHARGE & INSURANCE

A service charge of £0.45 per sq.ft will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. 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 COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

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.

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