

FULLY RE-FURBISHED - AVAILABLE END OF NOVEMBER



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

Warehouse/Industrial Unit **13,053 sq.ft** (1,213 sq.m)

Building 18 First Avenue, Pensnett Estate, Kingswinford, West Midlands. **DY6 7NA**

- 24 Hour CCTV Estate Security
- Estate Maintenance
- Good Transportation Links

BULLEYS

bulleys.co.uk

01902 713333
0121 544 2121

**Lambert
Smith
Hampton**

lsh.co.uk

0121 236 2066

LCP

01384 400123
www.lcpproperties.co.uk

DESCRIPTION

- Standalone unit
- Approximately 5.1M to eaves in warehouse area
- Approximately 3.8M to eaves in factory area
- New windows and doors
- Two new roller shutter doors
- Paint finished floor
- Fully redecorated throughout
- Open plan offices
- Toilet and kitchen facilities
- Loading area and car parking spaces available

AREAS (Approx. Gross Internal)

Inc Offices & Toilets	13,053 sq.ft	(1,213 sq.m)
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RENT

Price on application.

RATEABLE VALUE

£58,739 per annum.

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

EPC rating: C. 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 7NA

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.



VIEWING

Strictly via prior appointment:



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Building 18 First Avenue, Pensnett Estate, Kingswinford, West Midlands. DY6 7NA

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