



AVAILABLE DUE TO RELOCATION

**TO LET** Warehouse / Industrial Unit  
5,822 sq.ft (540 sq.m)

Building 32, Bay 2 Pensnett Estate, Kingswinford, West Midlands. DY6 7UF

- Located close to estate entrance 5
- 24 Hour CCTV Estate Security

## 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

**LCP**

01384 405630  
[www.lcpproperties.co.uk](http://www.lcpproperties.co.uk)

# Building 32, Bay 2 Pensnett Estate, Kingswinford, West Midlands. DY6 7UF

## Areas (Approx. Gross Internal)

Total	5,822 sq.ft	(540 sq.m)
Includes offices of	448 sq.ft	(42 sq.m)

## Description

- Mid bay terrace
- Pitched roof approximately 3.3m (10ft 10") to eaves
- Electric roller shutter door approx. 3.0m wide (9ft 10") by 3.6m high (12ft)
- Metal halide lighting and suspended gas fired heater
- Tarmac surfaced loading area to rear
- Car parking to front elevation
- Offices with carpets and heating/lighting installed

## Rent

POA

## Business Rates

Available upon request from LCP or for further information contact the Local Rating Authority, Dudley Borough Council  
Tel: 0300 555 8000.

## Service Charge

A service charge 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: D - 87. 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 if applicable.



## Legal and Surveyor Costs

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

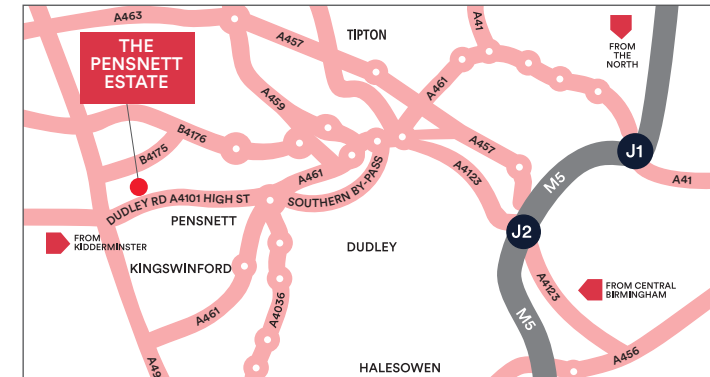
## Location - DY6 7UF

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.

## 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 10	12 miles



## Viewing

Strictly via prior appointment with the appointed agent:



Harvey Pearson 07387 165367  
hp@hexagoncommercial.co.uk



Paula James 07798 683995  
P.James@lcpproperties.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of statistical information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property, SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).