



PRELIMINARY DETAILS

TO LET Warehouse / Industrial Unit
30,639 sq.ft (2,846 sq.m)

Building 49, Pensnett Estate, Kingswinford, West Midlands. DY6 7XB

- Substantial parking/unloading space
- 24 Hour CCTV Estate Security
- 6 loading/unloading doors

PENSNETT ESTATE

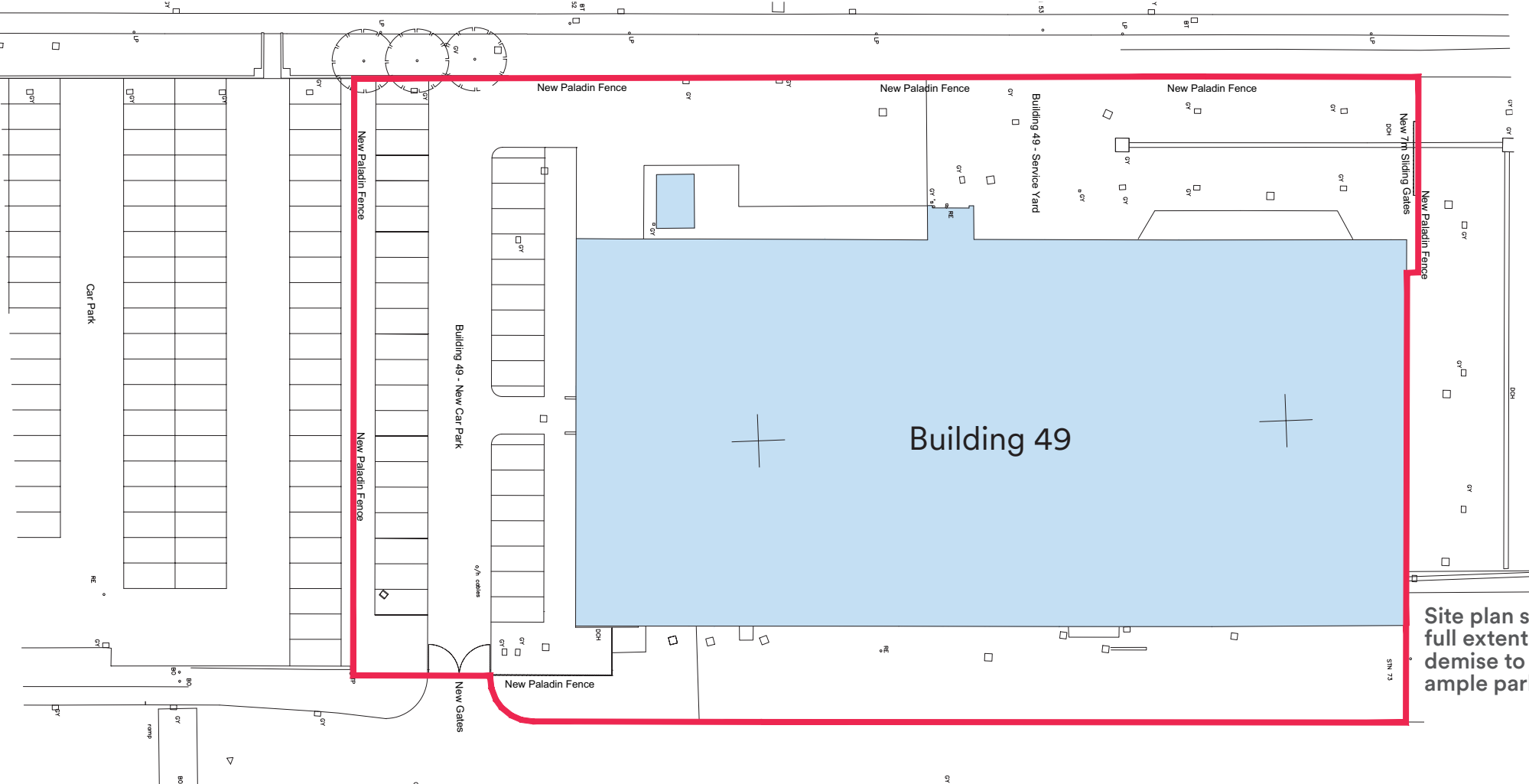
A prime location for your business

- 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

**Building 49, Pensnett Estate,
Kingswinford, West Midlands. DY6 7XB**



Site plan showing full extent of demise to include ample parking



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Areas (Approx. Gross Internal)

Ground Floor & Toilets 30,639 sq.ft (2,846 sq.m)

Description

- Steel portal frame construction
- Approx. 15ft 4" (4.7m) to eaves
- 6 manual sliding folding doors of varying sizes
- Internal offices with toilet facilities
- Ideal for manufacturing
- Substantial parking/unloading space

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

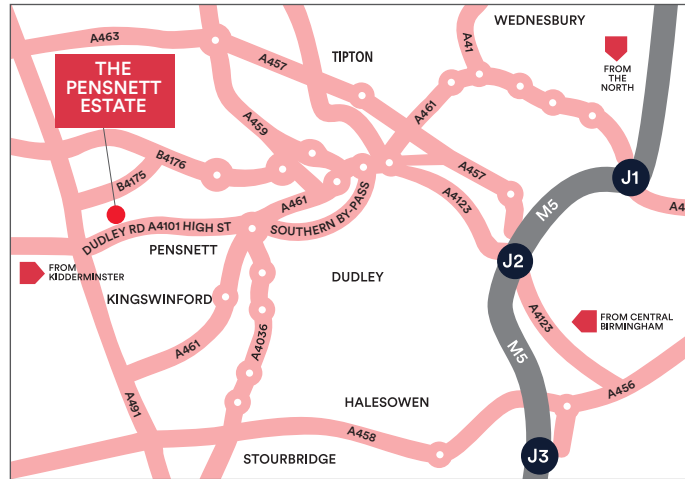
A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Energy Rating C - 58. 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 7XB

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:



Max Shelley 07881 948908
max.shelley@bulleys.co.uk

LCP

01384 405630
www.lcpproperties.co.uk

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

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