

prime point

PHASE 2

Pensnett Estate, Kingswinford, West Midlands, DY6 7NA

AVAILABLE Q3 2020

NEW INDUSTRIAL AND
WAREHOUSE UNITS
15,000 - 45,000 sq.ft (1,394 - 4,181 sq.m)



PENSNETT ESTATE

A prime location for your business

- 2.4 million sq.ft of commercial property
- 24 hour manned and fully recorded CCTV security cameras
- Benefitting from a planned on-going investment 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

www.prime-point.co.uk

PART OF

DY5

**DUDLEY'S BUSINESS AND
INNOVATION ENTERPRISE ZONE**

A LOCATION OF CHOICE FOR NEW AND EXPANDING BUSINESSES

The Prime Point development qualifies for **DY5 BENEFITS** which include up to **£55,000 PER YEAR BUSINESS RATE DISCOUNT** over a five year period.



example image



example image



example image

ACCOMMODATION

Areas (Approx. Gross Internal)

Block	Warehouse/Industrial Areas	
	Sq.ft	Sq.m
Block F	18,175	1,689
Block G1	15,000	1,394
Block G2	30,000	2,787
Blocks G1 & G2	45,000	4,181

Offices and ancillary space can be tailored to meet incoming occupiers' reasonable requirements.

SPECIFICATION

- Steel portal frame construction
- Approximate eaves height 10 metres
- Level access loading doors
- Warehouse lighting and heating
- Fitted two-storey offices
- Large yards and ample parking
- Fully fenced and gated estate with 24 hour manned security
- Substantial power of circa 2000 KVA / 2MVA. Further information available upon request.

RENT & RATES

On application.

SERVICE CHARGE

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

ENERGY PERFORMANCE

Energy Rating A. Further information available upon request.

PLANNING

A planning application has been submitted to the Local Planning Authority for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehousing) uses. The application can be viewed by using the reference number P19/0660 on the Local Authority Planning Portal.




KINGSWINFORD


TO A449



DIESEL TECHNIC



sven
Sven Christiansen plc

PHOENIX SEATING LIMITED

GREGGS



sven
Sven Christiansen plc



BOSS design



PHOENIX SEATING LIMITED



KFC

SIMWORKS

B4175 STALLINGS LANE



Stiltz

PHASE 2

Really Useful Box



ERIKS

EVOCAL GROUP

PART OF THE
DY5 DUDLEY'S BUSINESS & INNOVATION ENTERPRISE ZONE



RUSSELLS HALL HOSPITAL & DUDLEY (M5)

A4101 DUDLEY ROAD

THE PENSNETT ESTATE

A home for your business

The Pensnett Estate is a 185 acre business estate occupying a key location within the UK's traditional manufacturing heartland of the Black Country in the West Midlands.

Its position close to three key motorways (M6, M5 and M54) makes it one of the most central business hubs in the West Midlands.

The estate is home to:

- 2.4 million sq.ft of commercial property
- 3,500 employees
- Over 160 businesses



Why LCP?

London and Cambridge Properties (LCP) is one of the UK's largest private owners of industrial and retail property having a portfolio in excess of 15 million square feet held for long term investment purposes with its Head Office on The Pensnett Estate, Kingswinford.

Providing high quality buildings in desirable business locations, we establish a close working relationship with our tenants and not only do they stay with us, they grow with us too. We are able to assist by making it easy to expand to larger premises within our property portfolio.

We continually invest in our properties to ensure that our tenants benefit from well-maintained premises and estates.

To find out more about LCP visit our corporate site at www.lcpgroup.co.uk.

A rich history

The estate has been an important part of Black Country manufacturing history since it began its life in 1948 on land, which had been used for coal and fire stone mining up until the 1930's. The estate later doubled as an ammunitions depot after World War Two.

Then the estate consisted of 13 hanger units brought down to Kingswinford from Scotland. Nearly seventy years later and Pensnett has grown to become one of the largest secure industrial estates in Europe comprising of approximately 2.3 million square feet on a site of 185 acres.

During the last twenty years LCP has invested over £45 million in new developments, refurbishments and maintenance of the estate.

To find out more about the history of the local area visit:

Black Country Museum	www.bclm.co.uk
Black Country History	www.blackcountryhistory.org
The Black Country Society	www.blackcountryhistory.co.uk



LOCATION - DY6 7NA

The Pensnett 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, M6, M54 and the main rail links.

The town centre of Dudley is approximately 3.5 miles east, the Merry Hill Shopping Complex approximately 4 miles south and the centre of Kingswinford is within walking distance.

A bus service regularly runs through the estate from both Dudley and Stourbridge and ample free parking is provided on the estate for employees and visitors.

For those travelling from further afield a Premier Inn hotel is also located opposite the main estate entrance on the Dudley Road (A4101).

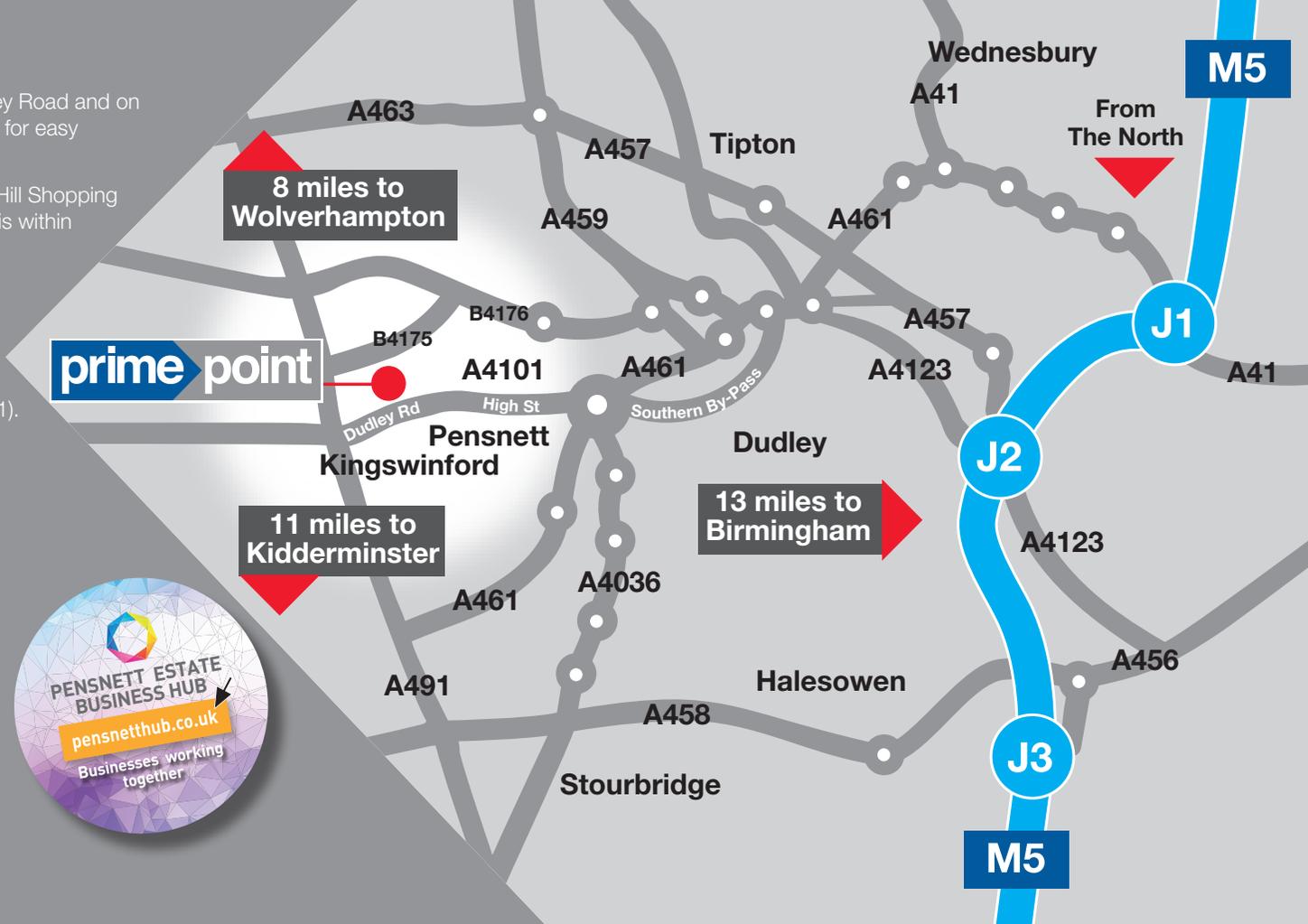
Approximate travel distances (Source: Google Maps 2019)

Kingswinford Town Centre	1.5 miles
Dudley Town Centre	3.5 miles
Merry Hill Shopping Centre	4 miles
M5 Junction 2	7.6 miles
Wolverhampton City Centre	8 miles
M6 Junction 10a	13.5 miles
Kidderminster Town Centre	11 miles
Birmingham City Centre	13 miles

With so many companies located in one area, there are hundreds of opportunities for businesses to work together to increase business and also source a wide range of services right on their own doorstep.

'DfT data shows just under 19,600 vehicles passing Pensnett Estate on the A4101 daily (AADT at Count Point 57742) in 2016'

Visit www.pensnetthub.co.uk for more information.



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APPOINTED AGENTS



James Bird 07894 930592
james.bird@bulleys.co.uk

Noel Muscutt 07970 283703
noel.muscutt@bulleys.co.uk



Matt Tilt 07834 626172
mtilt@lsh.co.uk

Daniel Rudd 07736 620969
drudd@lsh.co.uk

DEVELOPMENT BY



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