

prime point

BUILDING C

Pensnett Estate, Kingswinford, West Midlands. DY6 7NA

Available Q3 2018

NEW INDUSTRIAL WAREHOUSE
TO LET 41,864 sq.ft (3,889 sq.m)
(May split)

Phase 2 provides additional design and build
opportunities up to 110,000 sq.ft (10,219 sq.m)

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 images are indicative of a typical unit

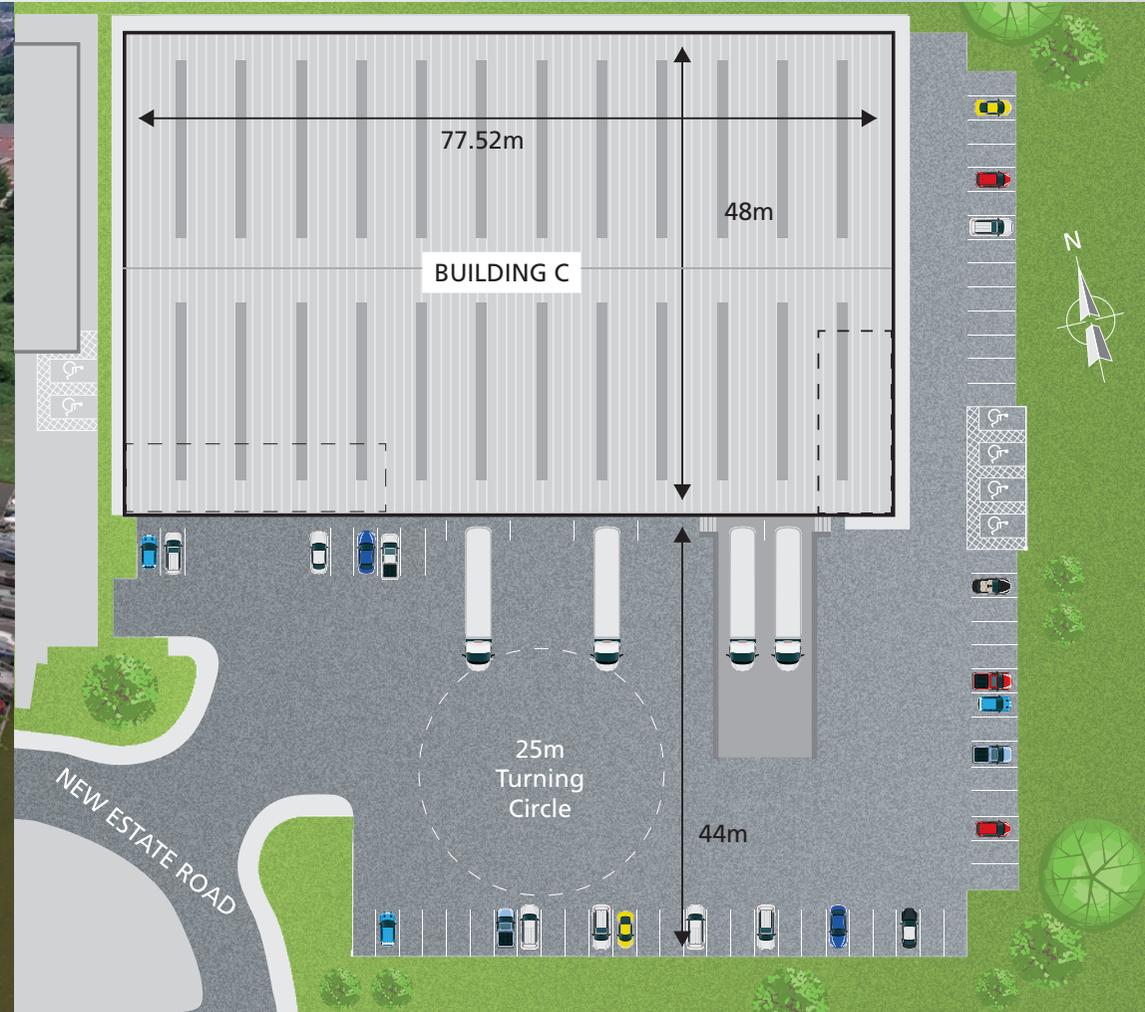


SPECIFICATION

-  Steel portal frame construction
-  Minimum eaves height 10 metres
-  2 loading docks and 2 level access doors
-  Warehouse lighting
-  Fitted first floor offices
-  **P** Large yard approx 44 metres deep and ample car parking



Phase 2 provides additional design and build opportunities up to 110,000 sq.ft (10,219 sq.m)



ACCOMMODATION

Areas (Approx. Gross Internal)

	Warehouse/Industrial Areas	
	Sq.ft	Sq.m
Warehouse	37,955	3,526
Office	3,909	363
Total	41,864	3,889

Building can split 2 x 20,000 sq.ft

Phase 2

Further opportunities for design and build up to 110,000 sq.ft (10,219 sq.m)

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

Further information available upon request.

PLANNING

The property has permission 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.

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

BUILDING C

PHASE 2



LOCATION - DY6 7NA

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 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 and ample free parking is provided on the estate for employees and visitors.

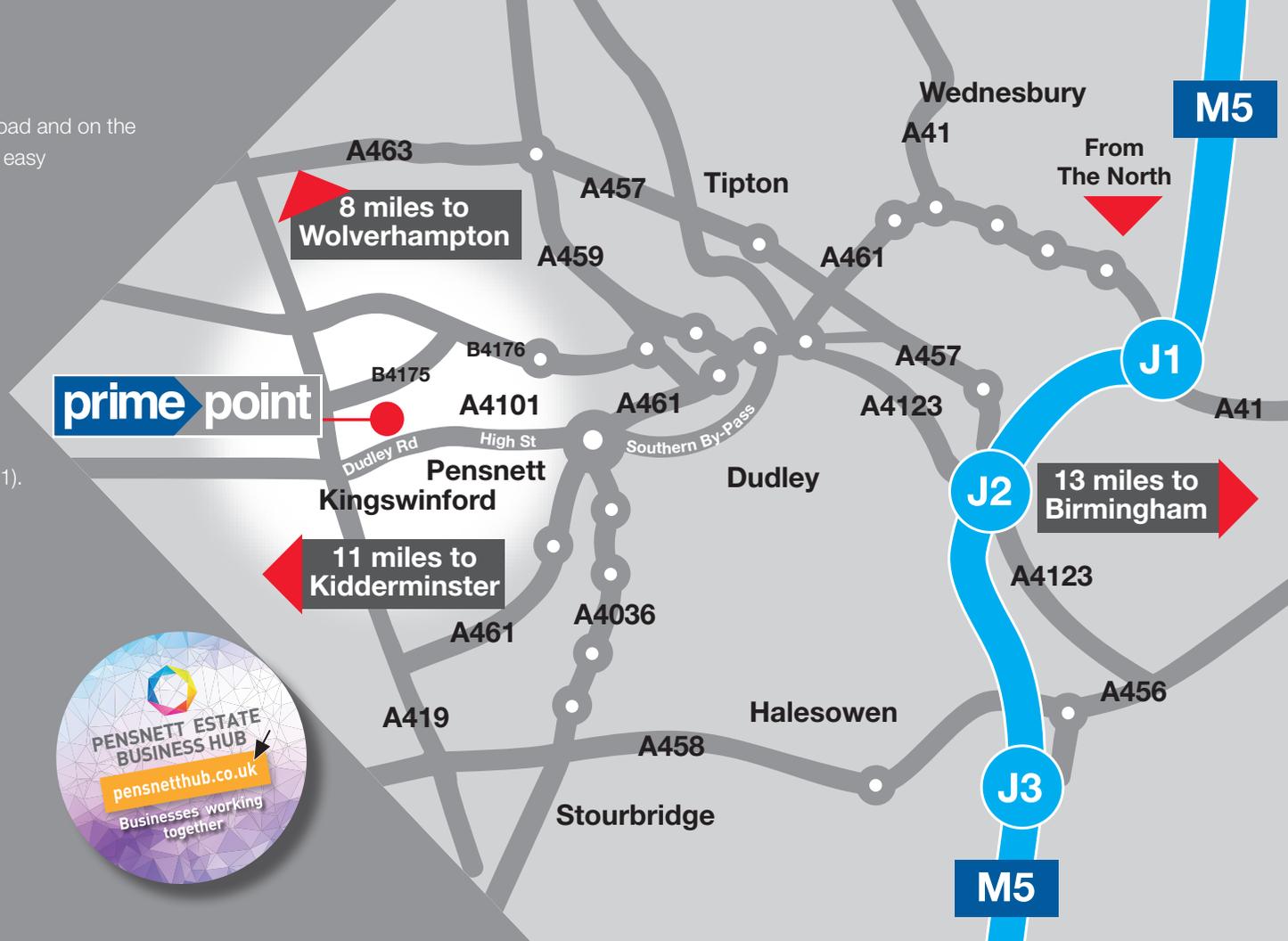
For those travelling from further afield a Premier Inn hotel is also located opposite the main estate entrance on the Dudley Road (A4101).

Approximate travel distances (Source: Google Maps 2017)

Kingswinford Town Centre	1.5 miles
Dudley Town Centre	3 miles
Merry Hill Shopping Centre	4 miles
M5 Junction 2	7 miles
Wolverhampton City Centre	8 miles
M6 Junction 10	10 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.

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



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THE PRIME POINT DEVELOPMENT QUALIFIES FOR **DY5 BENEFITS**, INCLUDING:

UP TO £55,000 PER YEAR BUSINESS RATE DISCOUNT OVER A FIVE YEAR PERIOD



Black Country LEP



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