

Unit 2 Gibbons Industrial Park

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Dudley Road, Kingswinford, Dudley, DY6 8XF
WHAT3WORDS: spent.piper.funded

Industrial/warehouse unit

21,881 sq ft (2,032.79 sq m)

To Let

Fully refurbished



Unit 2

Gibbons Industrial Park

This building has been fully refurbished and provides an industrial/warehouse premises of steel portal framed construction with two storey offices constructed to the front elevation.

Internally, the property has eaves heights ranging from 9.9m in the main warehouse section to 13.8m in the adjoining high bay element. Additionally there is a full length 10 tonne crane system.

The offices provide a specification including new electrical heating, new LED lighting, carpeted floors and painted plaster walls.

Vehicular access is provided via two large roller shutter doors positioned at either end of the main bay. The property also has the benefit of two secure yards. Car parking is available to the front.

MSSL

USP
STEELS

Dudley Road





Specification



2 x Secure private yards



Large roller shutter doors



Allocated parking



9.9 - 13.8m eaves height



10 tonne crane



Two storey offices



LED lighting



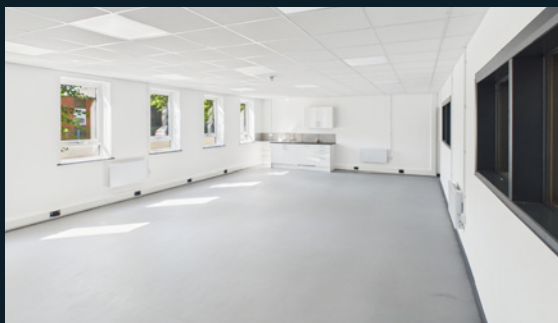
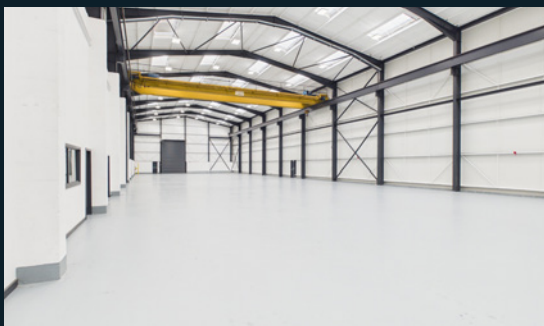
Fully refurbished



EPC rating Target B



WC facilities



Accommodation (GIA)

Unit	Warehouse ^{Sq Ft}	GF Office ^{Sq Ft}	Total ^{Sq Ft}
2	18,099	3,782	21,881

Availability & terms

The unit is offered to let on a new full repairing and insuring lease for a term to be agreed.

Rental

Upon application.

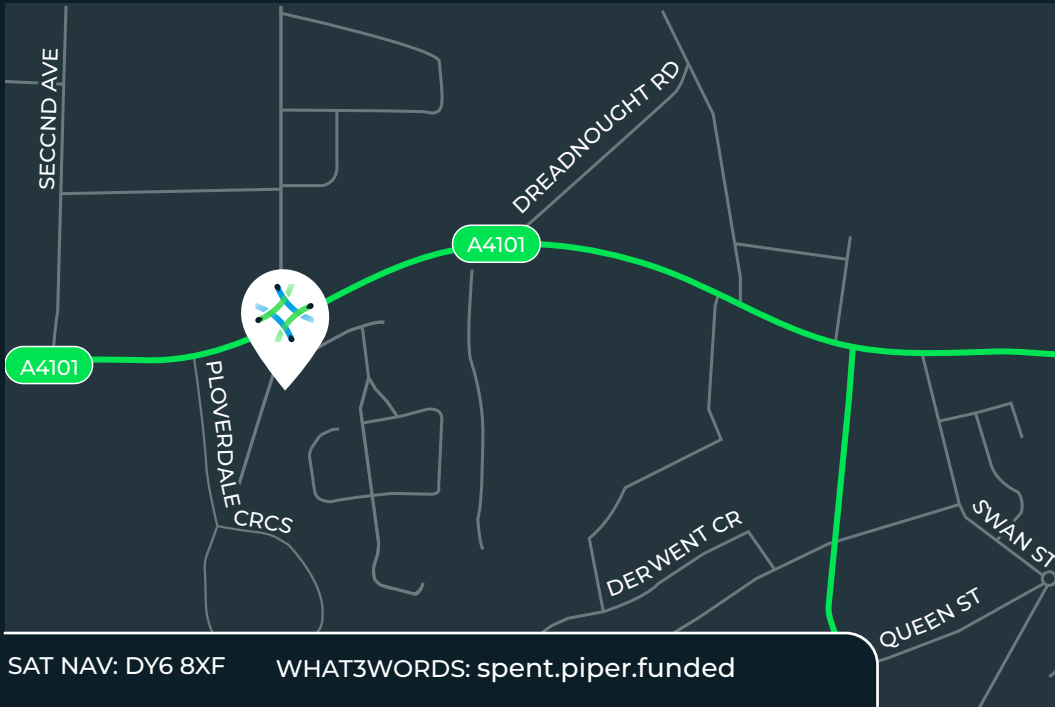
VAT

To be levied.

Service charge

Payable for upkeep of common parts.

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SAT NAV: DY6 8XF WHAT3WORDS: spent.piper.funded

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The estate has frontage to A4101 Dudley Road and is situated in an established employment location. The estate benefits from swift access to Kingswinford town centre (1.5 miles), Dudley town centre (3 miles), Merry Hill Shopping Centre (4 miles), M5 Junction 2 (7 miles) and M6 Junction 10 (12 miles).



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Fourth Floor,
30 Broadwick Street,
London, W1F 8JB

LOGICOR.EU
ukenquiries@logicor.eu

Strategic logistics location

	miles	mins		miles	mins
Birmingham	13.3	35	M5 (J2)	6.8	20
Leicester	57.5	1 hr 16	M6 (J8)	9	25
Manchester	84.9	1 hr 51	M54 (J1)	14.8	31
London	133.2	2 hrs 47	M42 (J8)	25	40
	miles	mins		miles	mins
Birmingham Airport	30.1	49	Cradley Heath	4	15

Please contact us for further information:

**fisher
german**

0121 561 7888

Mike Price

mike.price@fishergerman.co.uk
+44 (0)7909 596 051

Arjun Delay

arjun.delay@fishergerman.co.uk
+44 (0)7966 469 240



Luke Neal

Ln@whiteroseproperty.co.uk
+44 (0)7790 913 286

Chris White

chrisw@whiteroseproperty.co.uk
+44 (0)7976 753 604