

FULLY REFURBISHED, AVAILABLE NOW



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

TO LET

Warehouse/Industrial Unit **16,675 sq.ft** (1,549 sq.m)

Building 5 Bay 1 Pensnett Estate, Kingswinford, West Midlands. **DY6 7TE**

- Close to estate entrance 2
- 24 Hour CCTV Estate Security
- Well known and extensively landscaped business estate

LCP

01384 400123
www.lcpproperties.co.uk

DESCRIPTION

Warehouse/Production Area:

- Accessible walkway to main reception lobby
- Approx. 19.5ft (6.0m) to eaves height
- 2 roller shutter doors leading out onto rear yard area
- Internal double storey offices
- Parking facilities

AREAS (Approx. Gross Internal)

Ground Floor Offices & Toilets	2,179 sq.ft	(202 sq.m)
First Floor Offices	2,062 sq.ft	(192 sq.m)
Warehouse	12,434 sq.ft	(1,155 sq.m)
TOTAL	16,675 sq.ft	(1,549 sq.m)

RENT & RATES

On application.

SERVICE CHARGE & INSURANCE

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

The rating is D (94) and is valid until 22nd March 2030. 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.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of the lease.

LOCATION - DY6 7NA

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.

VIEWING

Strictly via prior appointment with the appointed agent:

**Lambert
Smith
Hampton**

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0121 236 2066

Matt Tilt 07834 626172
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James Bird 07894 930592
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Building 5 Bay 1 Pensnett Estate, Kingswinford, West Midlands. DY6 7TE

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