

# 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



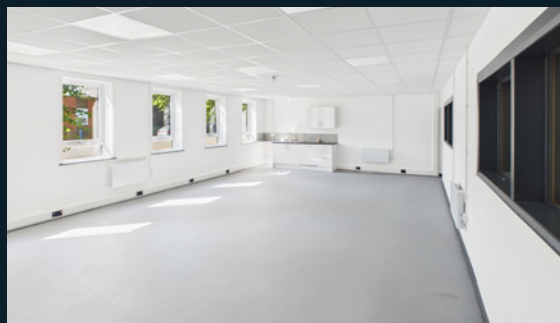
Fully refurbished



EPC rating Target B



WC facilities



## Accommodation (GIA)

| Unit | Warehouse <sup>Sq Ft</sup> | GF Office <sup>Sq Ft</sup> | Total <sup>Sq Ft</sup> |
|------|----------------------------|----------------------------|------------------------|
| 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.

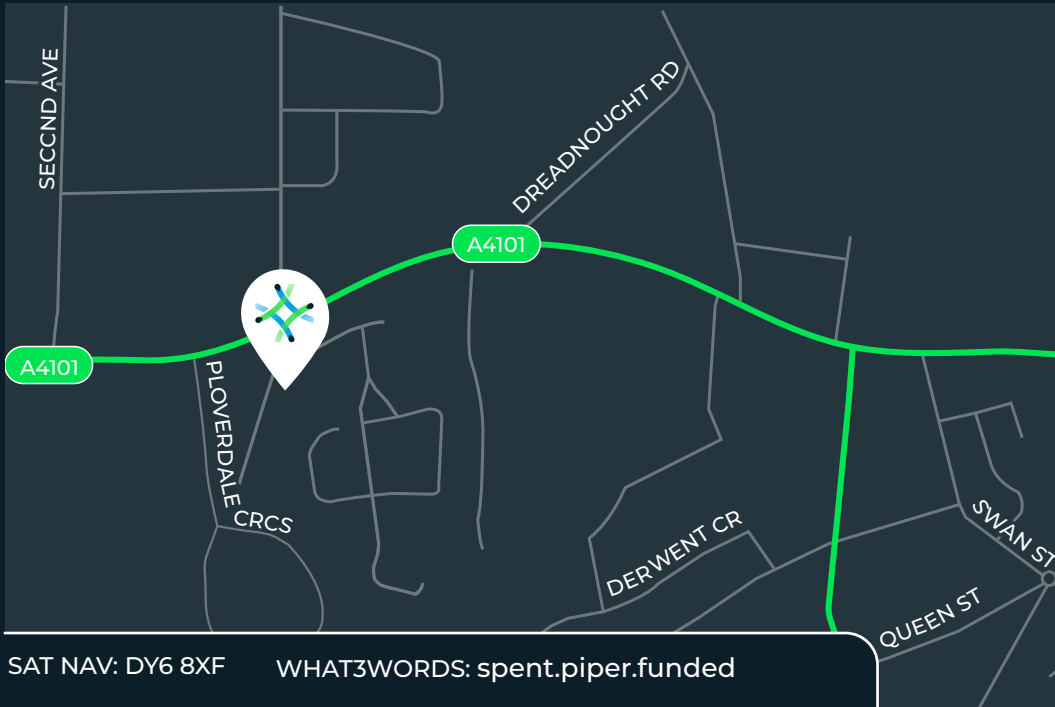
### VAT

To be levied.

### Service charge

Payable for upkeep of common parts.

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

Unit 2, Gibbons Industrial Park, Dudley Road, Kingswinford, Dudley, DY6 8XF

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,  
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# 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   |

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