

**fisher  
german**

# Unit 6, Gibbons Industrial Estate

Dudley Road, Kingswinford, DY6 8XF

Leasehold  
Industrial Unit

6,088 Sq Ft (565.59 Sq M)



**To Let** | £8.25 per sq ft





## Amenities



To Be  
Refurbished



Eaves Height  
6.3m



Roof Lights



LED Lighting



Parking



Motorway  
Access J2 M5

## Unit 6, Gibbons Industrial Estate

6,088 Sq Ft (565.59 Sq M)

### Description

The property comprises a mid-terrace industrial unit of single-span steel portal frame construction, surmounted by a lined and insulated roof incorporating perspex roof lights.

To the front elevation, there is a single-storey office. Internally, the warehouse provides an eaves height of 6.3m. A kitchenette/canteen block is constructed within the warehouse, adjoining an additional office.

Vehicular access is provided via a roller shutter door, with parking available to the front elevation.

The building is subject to refurbishment works, which will include:

- Installation of new LED lighting
- Refurbished offices with carpet tile flooring and painted plaster walls
- Removal of the gas heater in the warehouse

## Location

The estate has frontage to the 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).

## Accommodation

Description	Sq Ft	Sq M
Warehouse	5,542	514.87
Offices	546	50.72
Total (GIA)	6,088	565.59

### Locations

Kingswinford: 1.5 miles

Dudley 2: 3 miles

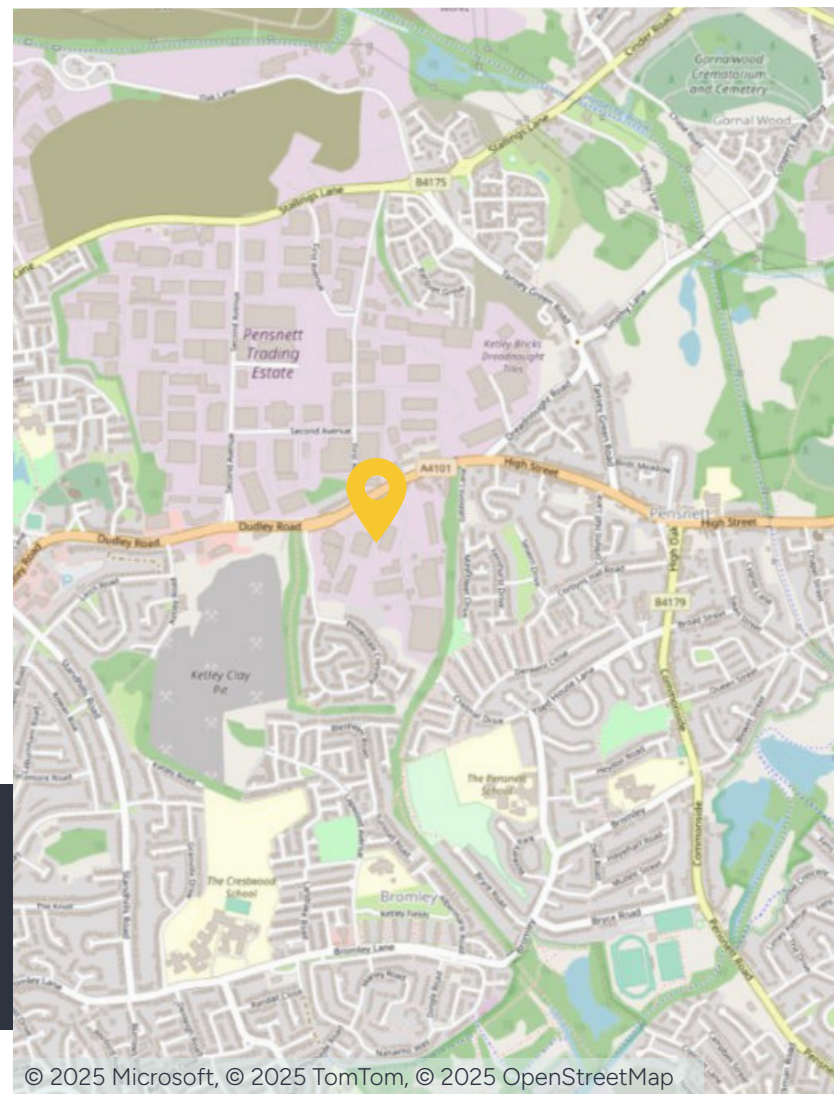
Birmingham: 12.9 miles

### Nearest station

Cradley Heath: 4.1 miles

### Nearest airport

Birmingham International: 29 miles



## Further information

### Rent

£8.25 per sq ft per annum exclusive of VAT.

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £34,000

### Services

We understand that mains services are available and connected to the premises, namely water, electricity, gas and mains drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is levied for the upkeep and maintenance of common areas of the estate. For further information, please contact the joint agents.

### EPC

An EPC will be commissioned and provided on request.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the Fisher German or our joint agents White Rose.





## Contact us



**Arjun Delay**

0121 561 7884

[arjun.delay@fishergerman.co.uk](mailto:arjun.delay@fishergerman.co.uk)



**Mike Price**

0121 561 7882

[mike.price@fishergerman.co.uk](mailto:mike.price@fishergerman.co.uk)



Or our joint agents: White Rose

**Luke Neal**

0121 633 4433

[ln@whiteroseproperty.co.uk](mailto:ln@whiteroseproperty.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated XXX. Photographs dated December 2025.



This brochure is fully recyclable