PRELIMINARY DETAILS

TO LET Industrial Unit 4,939-14,924 sq.ft (459-1,386 sq.m)

Building 63 Bay 3 Pensnett Estate, Kingswinford, West Midlands. DY6 7NA

- Flexible storage space
- Popular business location
- 24 hour estate CCTV security

LCP

01384 400123

www.lcpproperties.co.uk

DESCRIPTION

- Warehouse/Distribution unit
- Flexible storage space
- Unit has parking and roller shutter door access

AREAS (Approx. Gross Internal)		
Total	4,939-14,924 sq.ft	(459-1,386 sq.m)

LOCATION - DY6 7NA

Situated in the heart of the West Midlands on the edge of the well-established Pensnett Estate, which is a secure business centre of some 185 acres, on the outskirts of Dudley. 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 providing transport options for employees.

APPROXIMATE TRAVEL DISTANCES	
Kingswinford Town Centre	**1.5 miles**
Dudley Town Centre	**3 miles**
Merry Hill Shopping Centre	**4 miles**
M5 Junction 2	**7 miles**
M6 Junction 10	**12 miles**

PENSNETT ESTATE BUSINESS HUB
pensnetthub.co.uk
Businesses working together

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.

INSURANCE

The Landlord will insure the premises the premiums to be recovered from the tenant.

ENERGY PERFORMANCE

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.

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