TO LET

Warehouse/Industrial Unit

34,463 sq.ft (3,202 sq.m)

Building 94 Bays 1, 2 & 3 Vantage Point - The Pensnett Estate, Kingswinford, West Midlands. **DY6 7FS**

- Prominent location at the main entrance to the estate
- Suitable for a range of uses including leisure (subject to planning)
- Large yard area and ample car parking
- Eaves height 23ft (7.0m)
- 24 Hour CCTV Estate Security

LCP

01384 400123

www.lcpproperties.co.uk

AREAS (Approximate Gross Internal)		
Warehouse	25,762 sq.ft	2,393 sq.m
Ground floor offices including ancillary	5,399 sq.ft	502 sq.m
First floor offices including ancillary	3,302 sq.ft	307 sq.m
TOTAL	**34,463 sq.ft**	**3,202 sq.m**

DESCRIPTION

- Three bay building of steel portal frame construction
- Approximately 22.97 ft (7 m) to the eaves
- Structured to the front, rear and side with colour coated steel cladding
- Colour coated steel cladding roof with fibreglass insulation and double skin roof lights
- Three roller shutter doors approx. 14.76 ft (4.5 m) wide and 15.74 ft (4.8 m) high
- Low bay light fittings
- Works toilets and kitchen facilities
- Large yard area and ample car parking externally
- Lobby office area with stairs to first floor offices and access to warehouse area
- Mixture of open plan and individual offices with carpet, heating and lighting
- Office toilets and kitchen facilities
- Suitable for a range of uses including leisure (subject to planning)
- Available Q1 2018

TO A449 & MORRISONS
B4175 STALLINGS LANE
B4175 STALLINGS LANE
Domino's
KFC
TO KINGSWINFORD
TO RUSSELLS HALL HOSPITAL & DUDLEY (M5)
A4101 DUDLEY ROAD
A4101 DUDLEY ROAD
McDonald's
BEEFEATER GRILL
Premier Inn
bp

LOCATION - DY6 7FS

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.

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

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.

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

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. Leisure use would be subject to planning.

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.

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