

**A GREAT LOCATION FOR YOUR BUSINESS**

**THE PENSNETT ESTATE**

**KINGSWINFORD, WEST MIDLANDS**

**Churchill House**  
**Ground Floor Offices**



**2,487 sq.ft. (231 sq.m)**

LONDON & CAMBRIDGE  
PROPERTIES  
**LETSTalk...**

● Recently Refurbished

● Free Car Parking

● 24 Hour CCTV Estate Security

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## LOCATION

Churchill House is situated on the well established Pensnett Estate, Kingswinford which is a secure business centre of some 250 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 access to the M5 and the M6 Motorways and the main rail links.

The town centre of Dudley is approximately 3 miles away, the Merry Hill Shopping Complex approximately 3 miles away and the centre of Kingswinford is within walking distance. A bus service regularly runs through the estate from both Dudley and Stourbridge.

## DESCRIPTION

Churchill House is a three storey office block which is ideal for a company seeking a regional or national office. The ground floor offices are accessed through a communal reception/entrance area. The accommodation enjoys the benefit of ample free car parking opposite. Each suite is of open plan layout with individual manager/director's offices and includes the following features:

- Fully Carpeted
- Suspended Ceiling
- CAT II lighting
- Ample electrical sockets

## DIMENSIONS (Approx)

Ground Floor  
2,487 sq.ft. (231 sq.m)

**RATES** - Available on application.

## SERVICE CHARGE

Service charges will be levied for the provision of a security service and maintenance and upkeep of the building and common areas, estate roads and landscaping.



## INSURANCE

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

## REFERENCES

The granting of a lease will be subject to satisfactory references and accounts.

## LEGAL COSTS

The tenant is responsible for all legal costs in connection with the lease.

## DEPOSIT

A non-returnable deposit of £350 is payable on reservation of the property and will be retained by us if the lease is not exchanged within 28 days of the draft lease being submitted to your solicitors for approval.

### MISREPRESENTATION ACT 1967

London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, The Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 736 of the Companies Act 1985) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given.

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### SUBJECT TO CONTRACT

We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



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