

# 0.3 Acre Secure Yard



**TO LET** Yard Space  
**0.3 acres** (1,214 sq.m)

**Secure Yard Space - Adjacent To Building 48, Pensnett Estate, Kingswinford, West Midlands. DY6 7XB**

- Suitable for lorry parking
- Building material storage
- Available on flexible lease terms

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# Secure Yard Space, Pensnett Estate, Kingswinford, West Midlands. DY6 7XB

## Description

Yard secured by chain link fencing and access is via a set of double gates which leads on to level open plan ground.

## Pensnett Estate

- 2.4 million sq.ft of commercial property
- 24 hour fully recorded CCTV security cameras
- Benefitting from a planned on-going maintenance programme
- Ample free parking is provided on the estate for employees and visitors
- Regular bus service running through the estate



Rent  
POA.

## Service Charge

A service charge will be levied for the maintenance of the area.

## Insurance

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

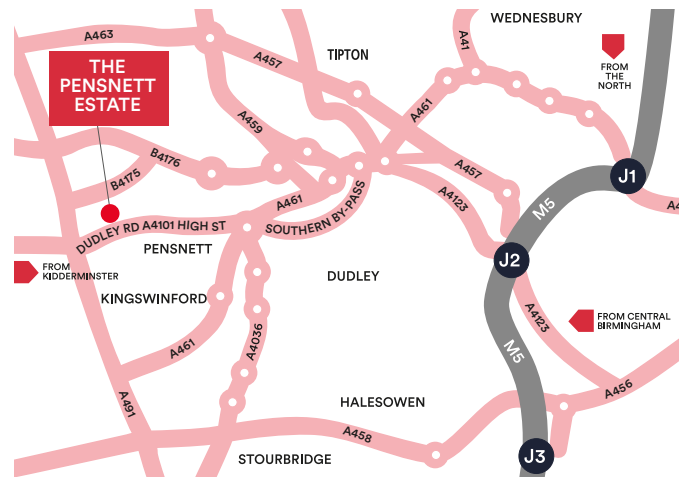
## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

## Location - DY6 7XB

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.



## Distance from Local Areas (Approx.)

Kingswinford	1.4 Miles
Dudley	3.6 Miles
Stourbridge	7.0 Miles
Wolverhampton	8.6 Miles



## Viewing

Strictly via prior appointment with the appointed agent

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