M Multipark PENSNETT

# **TOLE 3,053 sq.ft** (283 sq.m)

• 24/7 Access, Security and CCTV • Located within close proximity to McDonalds, Costa, KFC & ALDI • Ample free parking

Unit 9 Darwin House, Innovation Centre, The Pensnett Estate, Kingswinford, West Midlands, DY6 7XA



# Unit 9 Darwin House, Innovation Centre, The Pensnett Estate, Kingswinford, West Midlands, DY6 7XA







## Unit 9 Darwin House, Innovation Centre, The Pensnett Estate, Kingswinford, DY6 7XA

Areas (Approx. Gross Internal)

	Unit 9	3,053 sq.ft	(283 sq.m)
--	--------	-------------	------------

#### **Description:**

This road facing Unit is located within walking distance of McDonalds, Costa, KFC and Aldi.

Suites available within The Innovation Centre situated on the popular Multipark Pensnett.

Able to operate 24/7 to suit a vast array of business opertors, join the Black Country's largest business community.

• Ample free parking

• Full CCTV and security gated access to the centre

• Bus stop on site - local route

### Rent

£2,795 PCM

#### **Business Rates**

All parties to make their own enquiries with Dudley Metropolitan Borough Council.

#### Service Charge

Each unit will be at 7% of the annual rent.

#### Insurance

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

#### **Energy Performance**

Further information available upon request.

#### Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

#### Legal and Surveyor Costs

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

#### A453 Multipark Pensnett Pensn

#### Location - DY6 7XA

Situated in the heart of the West Midlands, on the southern perimeter of the well established Multipark Pensnett, 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 access to the M5 and the M6 Motorways together with 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.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notices that: Whils these particulars are believed to be correct no guarantee or warrantly is given, or implied therein, nor do they form any part of a contract. [We do und best to ensure all information in its brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we discurrent information is accurate and up to date or complete. We accept no liability for any part of a contract. [We do und best to provide this brochure is accurate. If you find any inaccurate information gives and the set limited in the set of charge and on the basis of no liability for the information on rotherwise 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 on event shall we be liable to you for any direct or consequential by, accord for plant to be correct in a contract. You should be avare that the Code of Practice on Commercial Leases in England and Vales strong treeormends you expresentation. The Code is available through protessional institutions and trade associations or through be website. thts://www.cs.cs/uk/ub/lub/linig-professional-standards/seements-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/second-for-leasing-state/second-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leasing-state/code-for-leas

#### Viewing

Strictly via prior appointment with the appointed agent



Paula James 07798 683995 PJames@lcpproperties.co.uk



Harvey Pearson 07387 165367 hp@hexagoncommercial.co.uk

Jack Summers 07446 912228 js@hexagoncommercial.co.uk