SUBJECT TO LANDLORDS REFURBISHMENT WORKS

TO LET

INDUSTRIAL UNIT

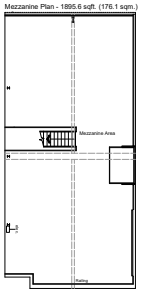
BUILDING 52 | 44,483 sq.ft (4,132 sq.m)

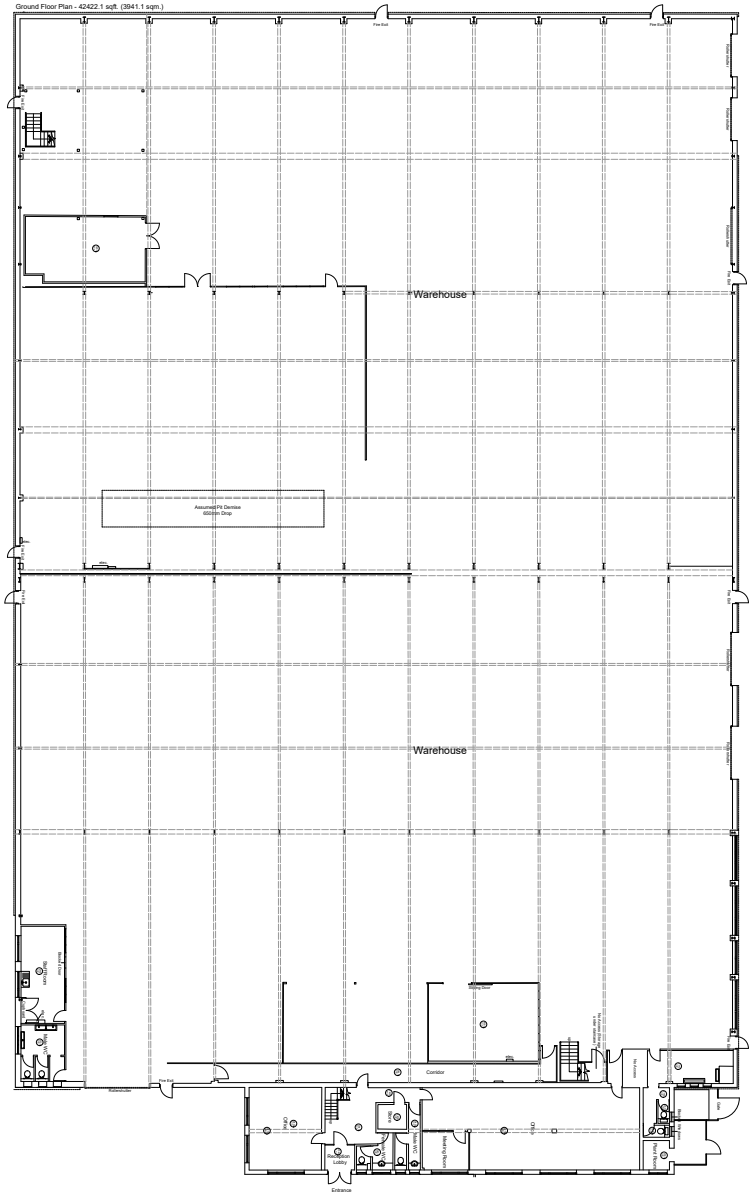
Building 52, Pensnett Estate, Kingswinford, West Midlands DY6 7XH

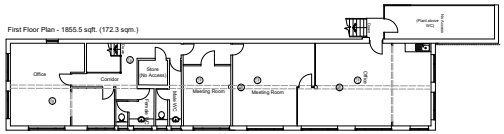
- Detached unit with ground and first floor offices
- Extensive rear yard space
- 2 dock level access doors
- 24 Hour CCTV Estate Security

M Core LCP UK
01384 400123
lcpgroup.co.uk

Building 52, Pensnett Estate, Kingswinford, West Midlands DY6 7HX







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Areas (Approx. Gross Internal)		
GF Office & Ancillary	1853.6 sq.ft	172.2 sq.m
FF Office & Ancillary (Exc Mezz)	1856.8 sq.ft	172.5 sq.m
Warehouse	40,737.9 sq.ft	37,84.6 sq.m
TOTAL	**44,483 sq.ft**	**(4,132 sq.m)**

Description

- Self-Contained unit with exclusive yard space
- Ground and first floor offices and ancillary areas
- LED Lighting throughout
- Demised car parking areas
- Haunch Height 5.73m
- Apex Height 8.2m
- 4 roller shutter doors ranging from 3.7m to 4.4m wide to 4m – 4.3m in height
- 2 dock level access doors both 3, wide x 3.4m high

Rent

POA

Business Rates

£275,000

Energy Performance

Further information available upon request.

Insurance

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

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.

Legal and Surveyor Costs

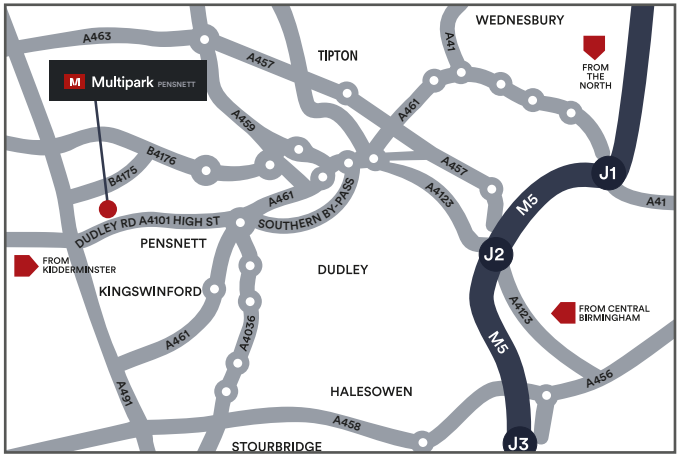
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - DY6 7XG

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
Kidderminster	10.5 Miles
Birmingham	20.1 Miles

Viewing
Strictly via prior appointment with the appointed agents:

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