

YEAR 1 INCENTIVE AVAILABLE*

TO LET

Warehouse/Industrial Unit

5,394 sq.ft (501 sq.m)

Building 69 Bay 4, Pensnett Estate, Kingswinford, West Midlands, DY6 7XB

- Secure Site with 24-Hour Security Coverage
- Fully Maintained and Secure Business Park

M Core LCP UK
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Areas - Combined (Approx. Gross Internal)		
Bay 4 - Ground Floor Warehouse	4,738 sq.ft	(440 sq.m)
Bay 4 - First Floor Office	656 sq.ft	(61 sq.m)
TOTAL	**5,394 sq.ft**	**(501 sq.m)**

Description

- One bay of a six-bay terrace
- Portal frame construction
- Approximately 4.8m (16') to the eaves
- 2 electrically operated roller shutter doors approximately 4.87m high
- Ground and first floor offices and ancillary
- LED Lighting

Offices

- Suspended ceilings
- Wall mounted electric heaters
- LED lighting

Rent

POA - *Year 1 incentivised rent is offered assuming 3 months rent free based on a 5-year term certain.

Rates

Rateable Value: TBC

Service Charge

A service charge will be levied for the maintenance of common areas.

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

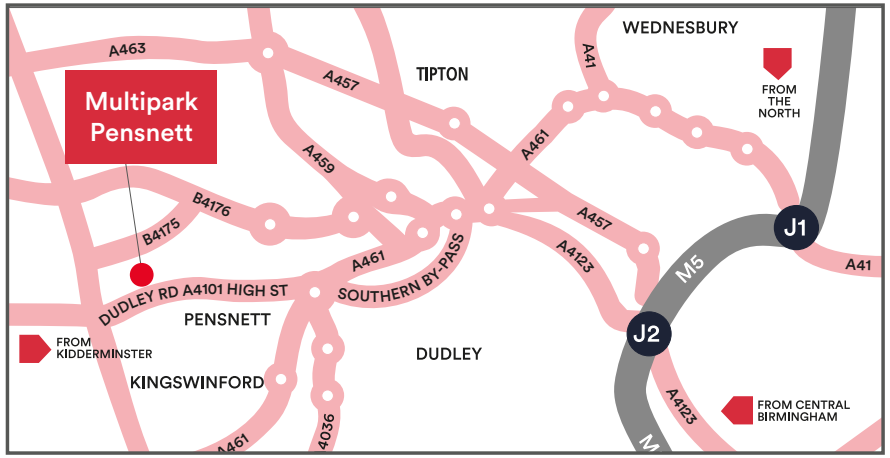
Legal and Surveyor Costs

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

Location - DY6 7TE

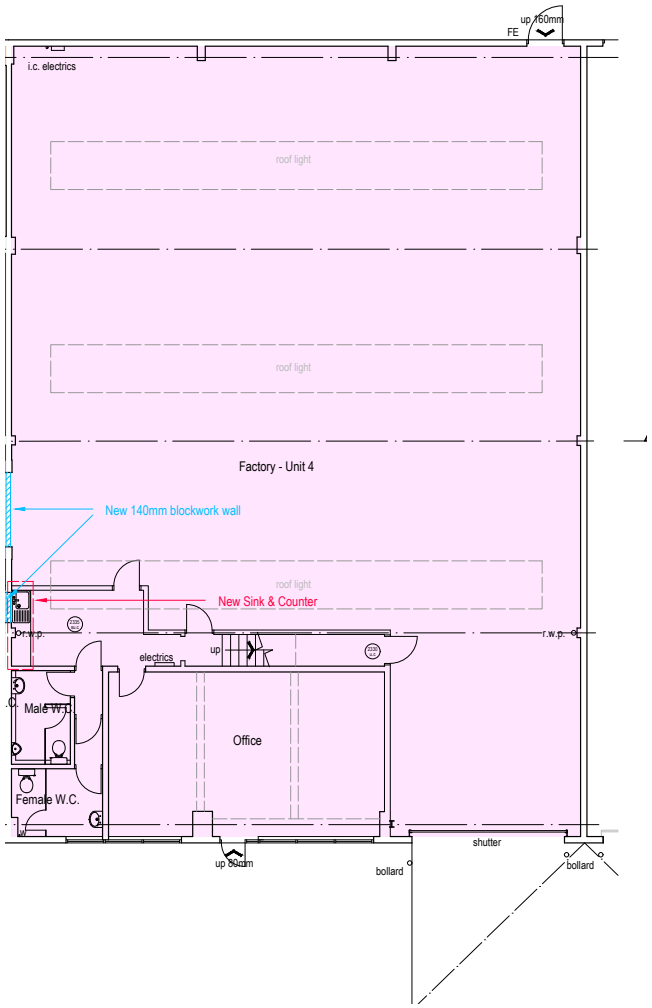
Situated in the heart of the West Midlands on the well established Multipark Pensnett, which is a secure business centre of some 185 acres, on the outskirts of Dudley. The Estate is serviced on the south side by the A4101 Dudley Road and on the north side by the B4175 Stallings Lane, and is conveniently placed for 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
Birmingham	20.1 Miles

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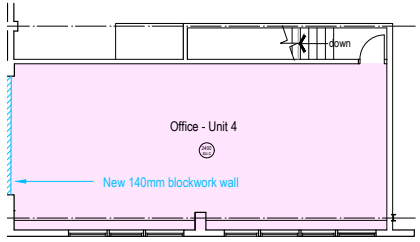












Viewing
Strictly via prior appointment with the appointed agents

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