



**M** Multipark PENSNETT

**TO LET** Industrial/Warehouse Unit  
7,559 sq.ft (702 sq.m)

Building 80 Bay 1, The Pensnett Estate, Kingswinford, West Midlands, DY6 7NA

- Modern warehouse with ample office/research accommodation
- Good access for loading/unloading area to rear of property
- 24 hour estate with extensive security service

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## Areas (Approx. Gross Internal)

GF Office & Ancillary	930 sq.ft	(86 sq.m)
First Floor Office	907 sq.ft	(84 sq.m)
Warehouse	5,722 sq.ft	(531 sq.m)
<b>Total</b>	<b>7,559 sq.ft</b>	<b>(702 sq.m)</b>

## Description:

End bay of a terrace of five units of portal frame construction approximately 13.8 ft (4.2m) to eaves.

The warehouse/production area has a painted floor, suspended gas fired hot air blowers and factory LED lighting installed. The electrically operated roller shutter door is 14.4ft (4.39m) high by 12.1ft (3.70m wide).

Offices to the front elevation have been redecorated and include suspended ceilings, LED lighting, carpeting and wall mounted electric heaters.

**Rent**  
POA.

## Business Rates

Rateable Value: £41,000

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

## Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

## Insurance

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

## Energy Performance

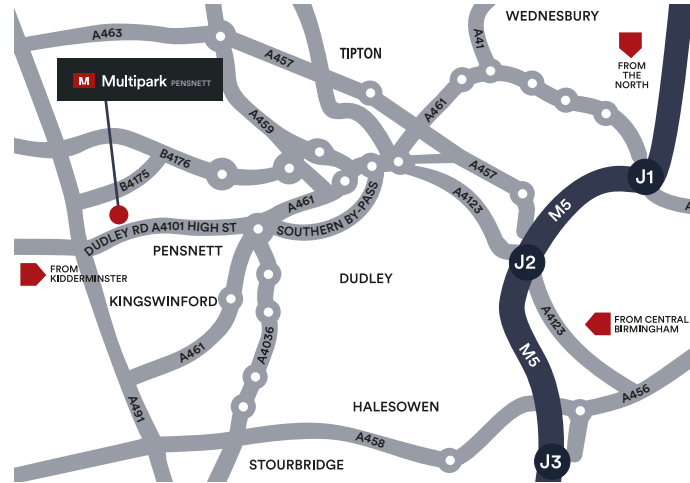
Further information available upon request.

## Planning

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 7NA

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.

## Viewing

Strictly via prior appointment with the appointed agent

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