



hexagon™
commercial property



- AMPLE FREE PARKING
- CARPETED THROUGHOUT
- TEA PREP FACILITIES
- OPEN PLAN
- TOILET FACILITIES

CLASS E

1,459 SqFt (136 SqM)

£19,700 per annum plus VAT

Unit 5 Newton House, Multipark Pensnett, DY6 7YE

TO LET



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Description

Unit 5 Newton House is a well appointed open plan office of circa 1,459 sq ft fitted with a kitchen and W/C. It benefits from an excellent location at the entrance to the Innovation Centre and has ample parking.

The Innovation Centre benefits include:-

- Full CCTV and security gated access to the business park
- Main road frontage and close proximity to estate entrance / security gatehouse
- Over 3,000 people work on the estate
- Shopping, food, leisure and fuel facilities all available on and adjacent to the estate
- Located adjacent to the A401, easy access to Kingswinford, Dudley, Stourbridge and Wolverhampton

Location

Situated in the hear of the West Midlands, on the southern perimeter of 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 well placed for M5 and M6 access.

Accommodation

The suite comprises of circa 1,459 sq ft (136 sq m) of open plan office space which includes kitchen and toilet facilities.

Rates

Rateable Value: £16,750

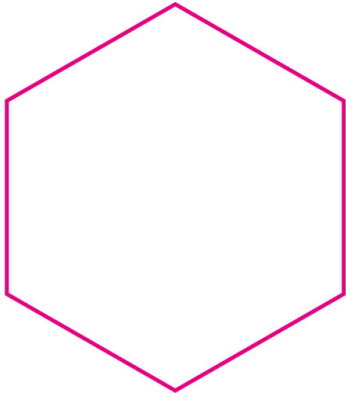
Rates Payable - £8,358 approx.

Terms

The premises are offered by way of a new Fully Repairing and Insuring lease on terms to be agreed.

Service charge - £1,379 plus VAT per annum

The Landlord will insure the premises and recover the premium from the tenant.



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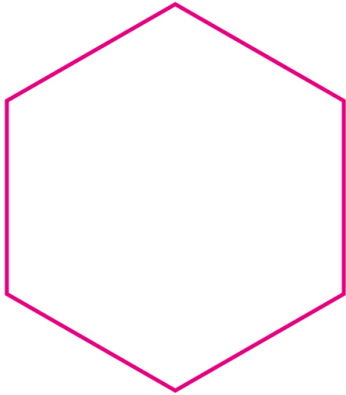
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Hexagon Commercial Property is a trading name of Lex Allan Limited

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