



TO LET Industrial/Warehouse Unit
21,740 sq.ft (2,019 sq.m)

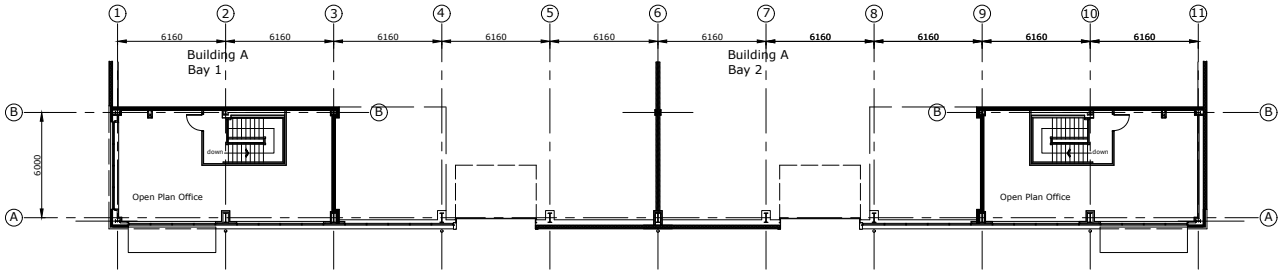
Building A - Prime Point, The Pensnett Estate, Kingswinford DY6 7NA

- Steel portal frame clear span factory space
- 7m eaves height
- 1000 KVA (1333 amp) 3 phase power supply
- Large demised yard with ample parking and loading area

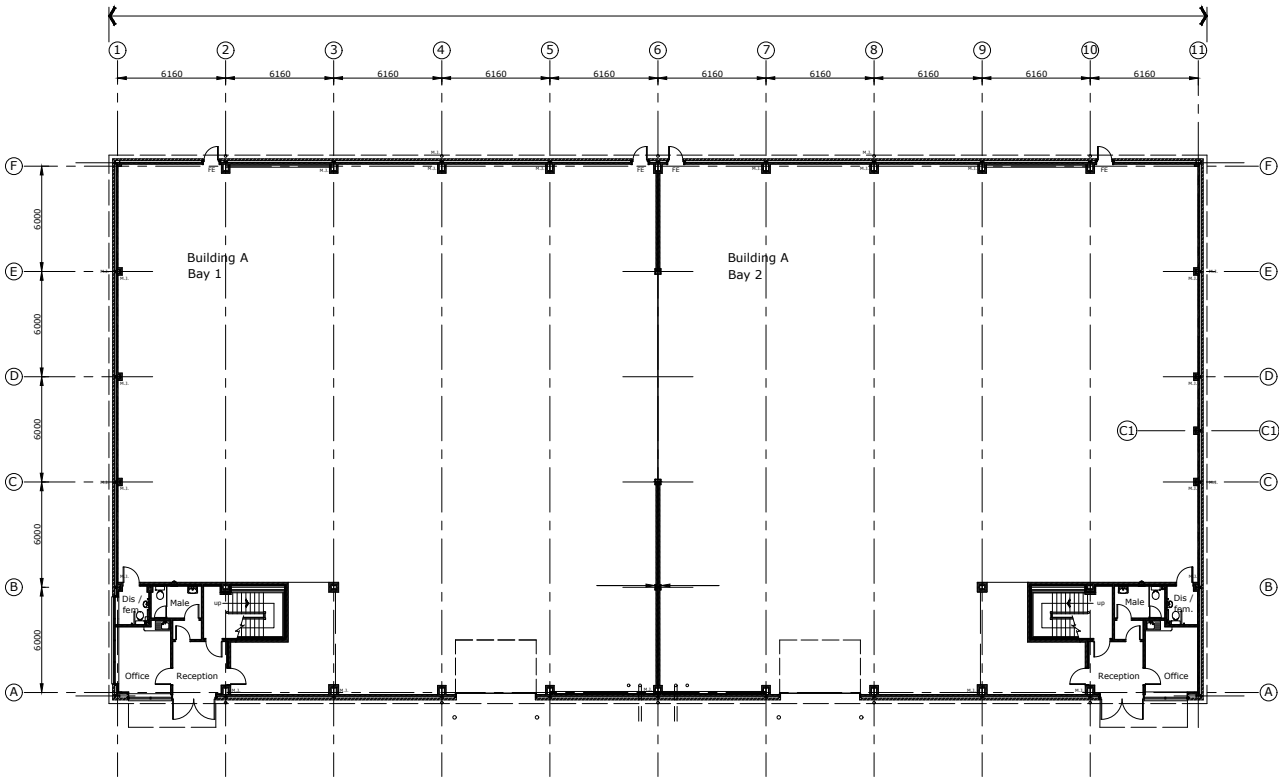
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First Floor Plan Building A



Ground Floor Plan Building A

Areas (Approx. Gross Internal)

Factory	c.18,880 sq.ft	(c. 1,754 sq.m)
Ground and first floor offices/ancillary	c. 2,860 sq.ft	(c. 265 sq.m)
Total	21,740 sq.ft	(2,019 sq.m)



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Description

- Steel portal frame clear span factory space
- 7m eaves height
- LED lighting throughout the office and factory areas
- 2 x fully fitted office and ancillary areas
- Large demised yard with ample parking and loading area
- A 1000 KVA (1333 amp) 3 phase power supply

Rent & Rates

On application.

Service Charge

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

Energy Performance

Further information available upon request.

Planning

Planning has been granted by the Local Planning Authority for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehousing) uses.

Legal and Surveyor Costs

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



Location - DY6 7NA

The Pensnett 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, M6, M54 and the main rail links.

The town centre of Dudley is approximately 3.5 miles east, the Merry Hill Shopping Complex approximately 4 miles south and the centre of Kingswinford is within walking distance.

A bus service regularly runs through the estate from both Dudley and Stourbridge and ample free parking is provided on the estate for employees and visitors.

For those travelling from further afield a Premier Inn hotel is also located opposite the main estate entrance on the Dudley Road (A4101).

Approximate Travel Distances (Source: Google Maps 2020)

Kingswinford Town Centre	1.5 miles
Dudley Town Centre	3.5 miles
Merry Hill Shopping Centre	4 miles
M5 Junction 2	7.6 miles
Wolverhampton City Centre	8 miles
M6 Junction 10a	13.5 miles
Kidderminster Town Centre	11 miles
Birmingham City Centre	13 miles



Building A Prime Point is being marketed on behalf of the occupational tenant, without prejudice to the terms of their lease and is subject to vacant possession.

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Viewing

Strictly via prior appointment:

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