

IMPROVEMENT WORKS TO BE UNDERTAKEN



**M** Multipark PENSNETT

**TO LET** Trade/Industrial/Warehouse Unit  
3,914 sq.ft (364 sq.m)

Building 39 Bay 3, The Pensnett Estate, Kingswinford, West Midlands, DY6 7UW

- Warehouse with office/ancillary
- access for loading/unloading
- 24 hour estate with extensive security service
- Prominent position on 2nd Avenue

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## Areas (Approx. Gross Internal)

Warehouse	3,914 sq.ft	(364 sq.m)
Offices included	538 sq.ft	(50 sq.m)
<b>Total</b>	<b>3,914 sq.ft</b>	<b>(364 sq.m)</b>

## Description:

- Eaves height: 3.94 meters (12 feet 9 inches)
- Construction: Steel portal frame
- Roller shutter door: 3.7 meters (12 feet 1 inch) width, 3.5 meters (11 feet 4 inches) height
- Single-storey office accommodation included
- Versatile space suitable for various purposes

## Rent POA.

## Business Rates

Rateable Value: £28,750

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

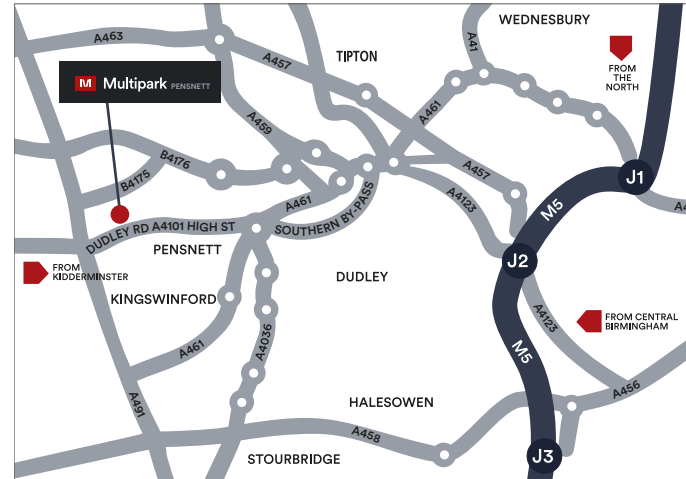
Further information available upon request.

## 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 7UW

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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