

# TO LET

Flexible Terms Available

## THE INNOVATION CENTRE

Multipark Pensnett, Kingswinford, West Midlands, DY6 7YB



**M** Multipark PENSNETT

Providing retail, leisure and professional services to the Black Country's largest business community

- Over 3,000 People Working on the Estate
- Over 220 Parking Spaces Available
- 24/7 Access, Security and CCTV

**LCP.**  
part of MCore

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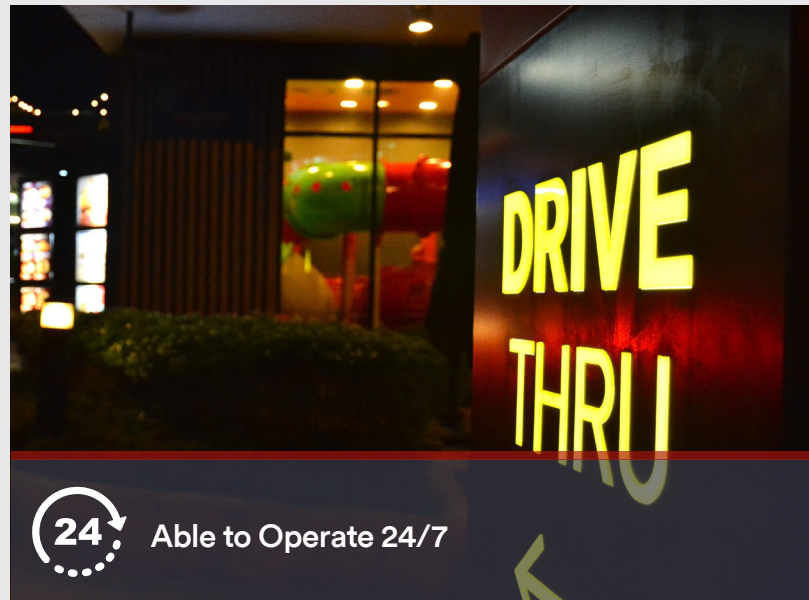
[searchlcp.co.uk](http://searchlcp.co.uk)





# THE INNOVATION CENTRE

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Prominently Located Adjacent to Main Entrance (Gate 1)



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**P**  
Over  
220  
Free Car Parking  
Spaces

**M** Multipark PENSNETT



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We offer flexible occupational terms to suit occupiers requirements



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## Innovation Centre benefits include;

- Brand new lighting throughout the scheme
- Full CCTV and security gated access to the centre
- Main road frontage and close proximity to estate entrance/security gatehouse
- A captive audience of over 3,000 people working on the estate
- Located adjacent to the A4101, easy access to Kingswinford, Dudley, Stourbridge and Wolverhampton close to Kingswinford village (circa ½ mile)
- Bus stop on site - local route

## Suite benefits include;

- Single storey suites set within an attractive landscaped business centre
- Ample free parking
- Range of sizes and layouts available
- Suitable heating throughout and state of the art lighting
- Range of flooring options available\*

Available Units	Sq.ft	Sq.m	PCM
 <b>Unit 10 Darwin House</b> <b>SUBJECT TO VP</b>	550	51	£780
 <b>Unit 5 Newton House</b>	1,459	135	£1,640
 <b>Unit 9 Darwin House</b>	3,053	283	£2,795



## ESTATE LOCATION - DY6 7YB

Situated in the heart of the West Midlands, on the southern perimeter of 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 access to the M5 and the M6 Motorways together with the main rail links.

## ADDITIONAL INFO

### 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 details available upon request.

### REFERENCES & LEGAL COSTS

The granting of a lease will be subject to satisfactory references. Each party is responsible for their own legal costs in connection with the granting of the lease.

### PLANNING

The units on the innovation centre are under the E class use type and can be used for various retail/commercial use.



## LOCAL RETAILERS



Potential occupiers to make own enquiries to clarify accuracy of data.

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**Paula James**  
07798 683995

P.James@lcpproperties.co.uk

**Harvey Pearson**  
07387 165367

hp@hexagoncommercial.co.uk