



TO LET

INDUSTRIAL UNIT

BUILDING 48

16,830 sq.ft (1,564 sq.m)

Building 48, Pensnett Estate, Kingswinford, West Midlands DY6 7XA

- Extensive yard space
- 5 dock level access doors
- 1 full height level loading door
- Popular Business Park location

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Areas (Approx. Gross Internal)

TOTAL	16,830	(1,564 sq.m)
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Description

- Warehouse/Distribution facility with office and ancillary areas
- 5 dock level access doors and 1 level access door
- Dock section eaves height of 4m
- Level section eaves height of 5.4m
- Large loading area

Rent

POA.

Business Rates

Rateable Value £91,000. Rates Payable £45,409. All parties to make their own enquiries with Dudley Metropolitan Council.

Energy Performance

Further information available upon request.

Planning

The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Service Charge

Service charge 45p

Insurance

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

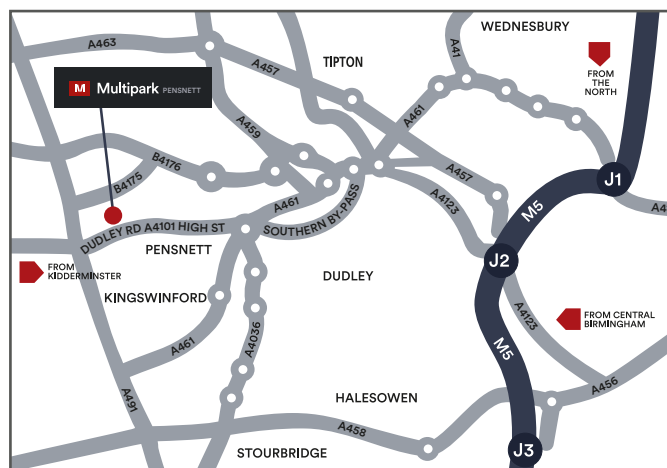
Legal and Surveyor Costs

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

Location - DY6 7XA

Situated in the heart of the West Midlands on the edge of the well established Multipark Pensnett, which is a secure business centre of some 185 acres, on the outskirts of Dudley. Served 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 providing transport options for employees.



Distance from Local Areas (Approx.)

Kingswinford	1.4 Miles
Dudley	3.6 Miles
Stourbridge	7.0 Miles
Wolverhampton	8.6 Miles
Kidderminster	10.5 Miles
Birmingham	20.1 Miles



Viewing

Strictly via prior appointment with the appointed agent

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