



TO LET

Warehouse/Industrial Unit

13,053 sq.ft (1,213 sq.m)

Building 18, First Avenue, Pensnett Estate, Kingswinford, West Midlands. DY6 7NA

- Situated Close to Main Estate Entrance
- Secure site with 24-hour security coverage
- Self-contained unit with the benefit of some additional parking spaces

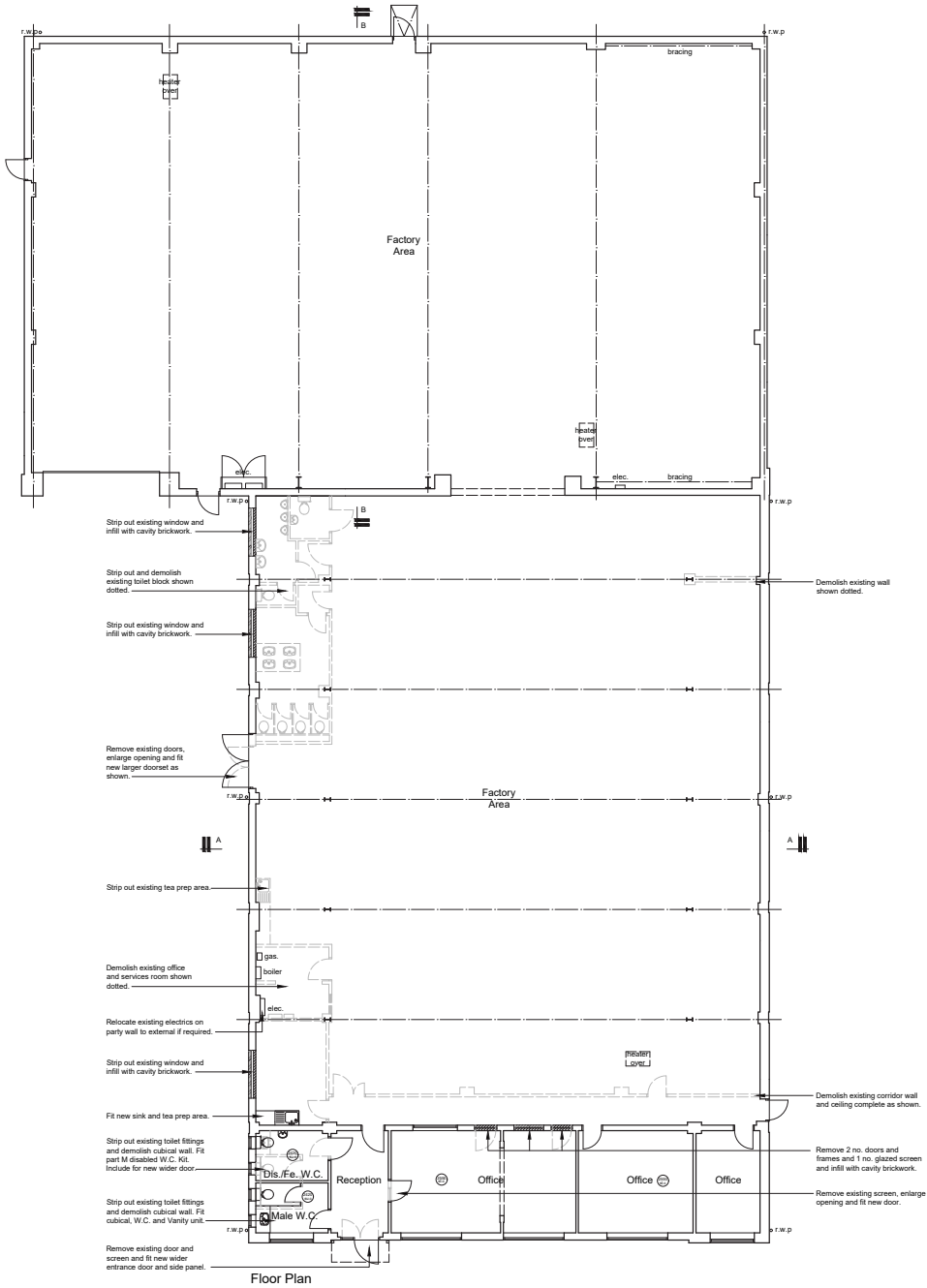
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Areas (Approx. Gross Internal)		
TOTAL	13,053 sq.ft	(1,213 sq.m)

Description

- Standalone unit
- Approximately 5.1m to eaves in warehouse area
- Approximately 3.8m to eaves in factory area
- New windows and doors
- Two new roller shutter doors
- Paint finished floor
- Fully redecorated throughout
- Open plan offices
- Toilet and kitchen facilities
- Loading area and car parking spaces available

Rent & Rates

Rent on application.
Rateable Value - £65,500

Service Charge

A service charge will be levied for the maintenance of 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

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.

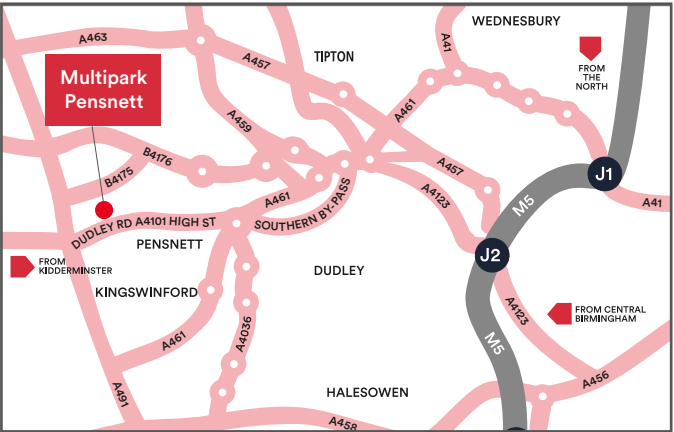
Legal and Surveyor Costs

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

Location - DY6 7TE

Situated in the heart of the West Midlands on 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 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.



Distance from Local Areas (Approx.)

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



Viewing

Strictly via prior appointment with the appointed agent



Paula James
07798 683995
PJames@lcpproperties.co.uk

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