

SUBJECT TO ACQUIRING VACANT POSSESSION

Block B Bay 1

M Multipark PENSNETT

TO LET

Warehouse/Industrial Unit

1,538 sq.ft (143 sq.m)

Block B Bay 1 Progress Point, Multipark Pensnett, Kingswinford, West Midlands, DY6 7FT

- 24 hour fully recorded CCTV security cameras
- Ample free parking is provided on the estate for employees and visitors

M **M[®]Core**
LCP UK

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lcpgroup.co.uk

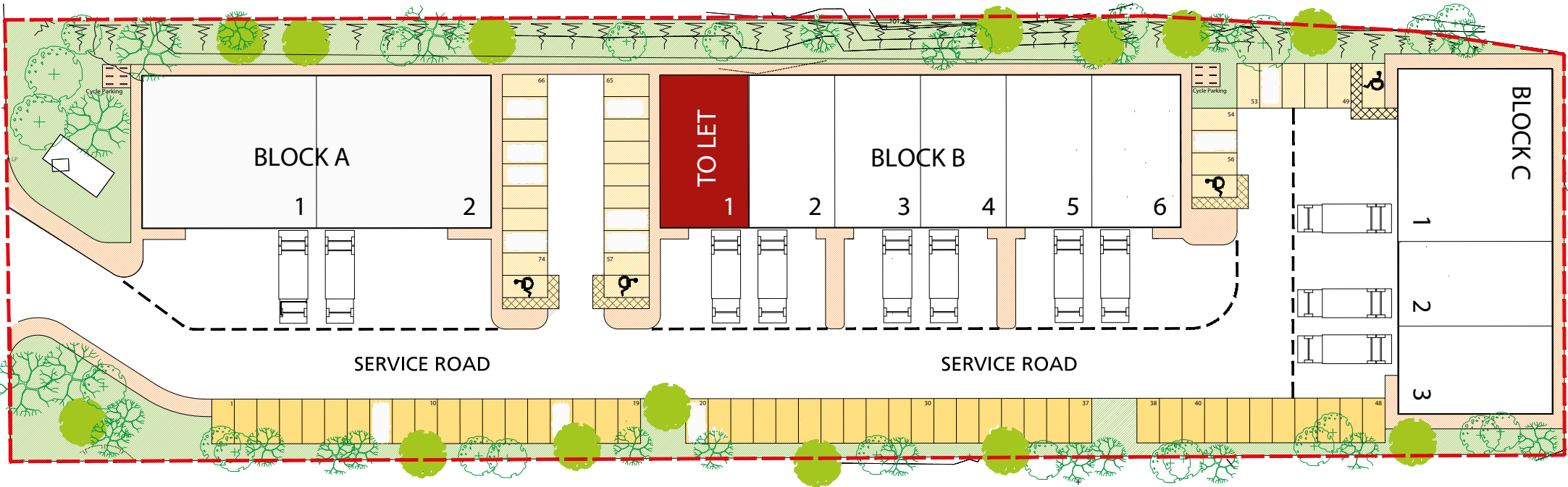


Block B Bay 1 Progress Point, Multipark Pensnett, Kingswinford, West Midlands, DY6 7FT



Areas (Approx.)	1,538 sq.ft	143 sq.m
Rent	POA	
Rateable Value	£6,637*	
Rates Payable	TBC*	
Service Charge	£0.45 per sq.ft	

*We recommend all interested parties make their own enquiries with Dudley Metropolitan Borough Council to ensure that this information is correct.



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Description:

Warehouse/Industrial Area

- 19ft 3" (5.9m) to eaves
- Block work and insulated vertical sheeting walls
- Insulated standing seam roof with roof lights
- Low bay metal halide lighting
- Electric roller shutter doors 15ft 11" (4.8m) high by 11ft 7" (3.7m) wide
- Kitchen facilities

Office

- Carpet tiles
- Plastered walls with emulsion finish
- Suspended ceilings
- Recessed CAT II lighting
- Electric wall mounted convactor heaters
- Powder coated aluminium screens and entrance door
- Disabled toilet facilities

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.

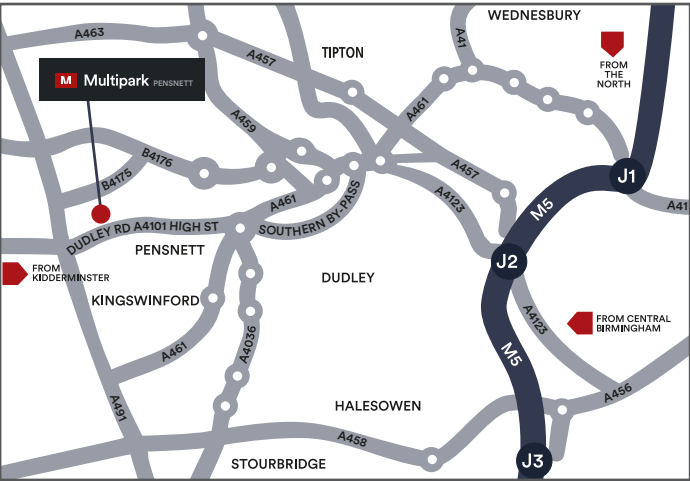
Location - DY6 7FT

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



Viewing

Strictly via prior appointment with the appointed agents



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