

prime point

BUILDING H



Building H The Pensnett Estate, Kingswinford, West Midlands, DY6 7NA

- Steel portal frame construction to 7m eaves and apex of 9.2m
- 24 hour CCTV on site
- Insulated electric roller shutter door to rear elevation
- Solar powered

10,516 sq.ft
(977 sq.m)

BRAND NEW INDUSTRIAL/WAREHOUSE UNIT TO LET - 10,516 SQ.FT (977 sq.m) - PRIME LOCATION - MODERN CONSTRUCTION

Building H Prime Point

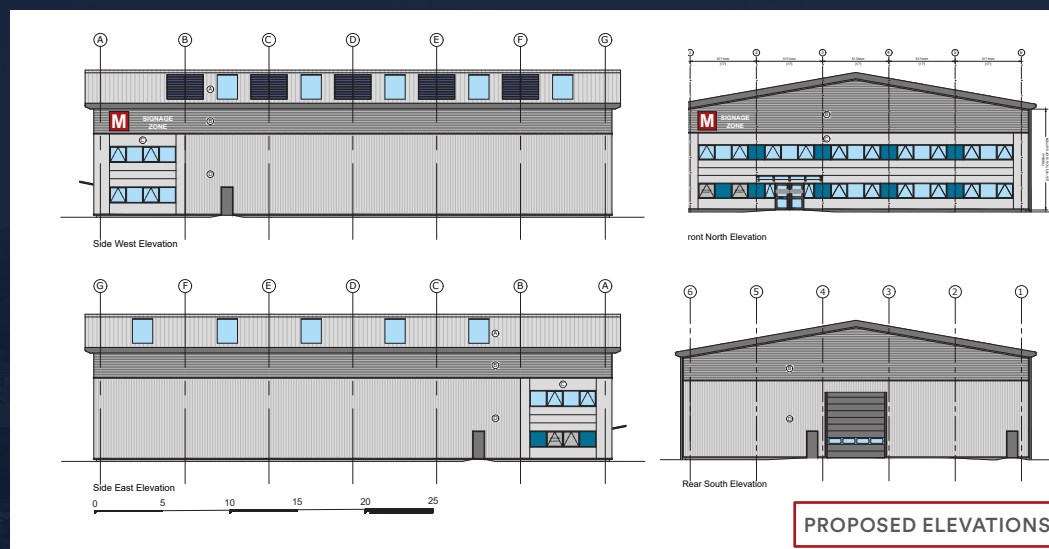
This brand new modern industrial/warehouse unit comprises of 10,516 sq.ft (977 sq.m) offering ample space and is located in a prime position on The Pensnett Estate.

Unit includes:

- Solar panels installed across 10% of roof structure
- Steel portal frame construction to 7m eaves and apex of 9.2m
- LED lighting throughout the office and warehouse
- Substantial power supply which will be a 200-amp (140 KVA) supply
- Insulated electric roller shutter door to rear elevation
- Ground floor office and toilets
- 19x demised car parking spaces located between the front and rear
- 2x accessible car parking spaces
- 2x EV charging spaces
- Total yard area (excl. parking bays) 8,266 sq.ft (768 sq.m)

Areas (Approx. Gross Internal)

Warehouse	8,640 sq.ft	(803 sq.m)
Office & Ancillary Areas	1,830 sq.ft	(170 sq.m)
TOTAL	10,516 sq.ft	(977 sq.m)



M Multipark PENSNETT

DETAILS

Building H is 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.

Rent

Price upon application.

Rates

Business rates are to be confirmed. For further details please speak to the Letting Agents.

EPC

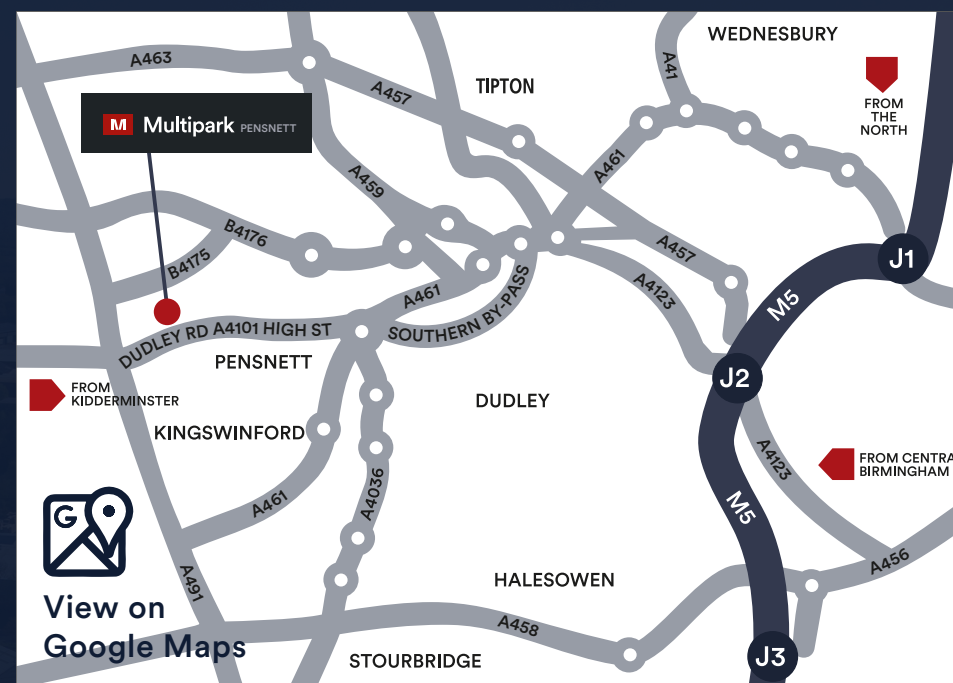
EPC rating A. Further information available upon request

Further Information

Electricity and water available. Viewings are strictly by prior arrangement with the agent.

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.



Distance From Local Areas (Approx)

LOCATION	MILES	KM	MINUTES
Kingswinford	1.4	2.2	5
Dudley	3.6	5.7	11
Stourbridge	7.0	11.2	17
Wolverhampton	8.6	13.8	22
Kidderminster	10.5	16.8	21
Birmingham	20.1	32.3	33
M5 Junction 2	7.0	11.2	19
M6 Junction 10	12.0	19.3	28

VIEWING

Strictly via prior appointment with the appointed agents:



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SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholdingprofessional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.