



# 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

**LCP.**  
part of MCore

01384  
400123

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





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



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

Areas (Approx. Gross Internal)

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

## 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.

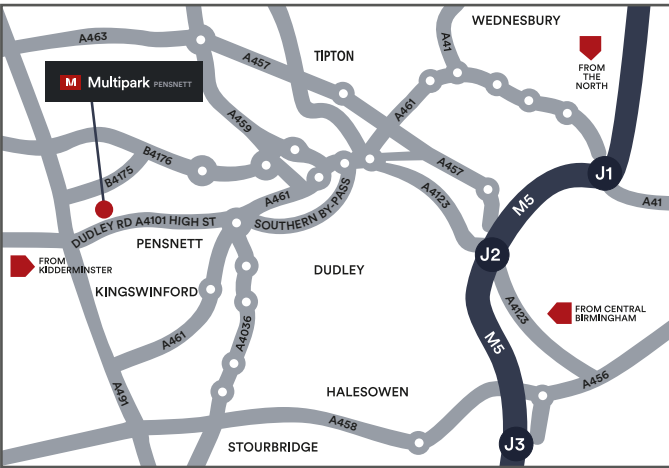
## Legal and Surveyor Costs

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

**LCP.**  
part of **MTCore**



**Paula James**  
07798 683995  
PJames@lcpproperties.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7XA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 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/upholding-professional-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.lcpproperties.co.uk/policies](http://www.lcpproperties.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](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).