

AVAILABLE END DECEMBER 2024



TO LET
INDUSTRIAL UNIT

BUILDING 2
BAY 1&2

12,976 sq.ft (1,205 sq.m)

Building 2 Bay 1&2, Pensnett Estate, Kingswinford, West Midlands DY6 7TD

- This unit neighbours our new Prime Point development
- 22ft (6.7m) height to eaves
- 24 Hour CCTV Estate Security
- Well Known and Extensively Landscaped Business Estate

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*Indicative Imagery

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Areas (Approx. Gross Internal)

Total	12,976 sq.ft	(1,205 sq.m)
Offices & Ancillary Areas	1,397 sq.ft	(130 sq.m)
TOTAL	12,976 sq.ft	(1,205 sq.m)

Description

- Two bays of a five bay building
- Steel portal frame construction suspended on central line of columns
- Approximately 6.70m (22 ft) to eaves.
- Roof is overhauled fibrous cement profiled sheeting, insulated and underlined
- Approximately 10% of the roof area consists of double glazed roof lights
- Two electrically operated roller shutters approximately 4.15m (13.7ft) wide x 5.22m (17.3ft) high
- Factory lighting

Offices

- Suspended ceilings
- Carpeted
- Toilet facilities

Rent

POA

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.

Location - DY6 7TD

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.



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 agents



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