

SUBJECT TO LANDLORDS IMPROVEMENT WORKS



**M** Multipark PENSNETT

**TO LET**

Warehouse/Industrial Unit

**1,290** sq.ft (119.8 sq.m)

Building 22, Bay 6, Multipark Pensnett, Kingswinford, West Midlands, DY6 7TU

- 24 hour fully recorded CCTV security cameras
- Ideal starter unit
- Mid terrace
- Well known and extensively landscaped business estate

**M** M<sup>®</sup>Core  
LCP UK

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# Building 22, Bay 6, Multipark Pensnett, Kingswinford, DY6 7TU

## Areas

Factory	1,290 sq.ft	(119.8 sq.m)
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## Benefits Include

- Ideal starter unit
- Mid terrace
- Subject to landlords improvement works
- Approximately 4.8m (15.9ft) to the eaves
- Asbestos roof with internal lining boards and single skin roof lights
- Roller shutter approximately 3.8m (12'6") wide by 4.3m (14.0 ft) high
- Fluorescent lighting
- Suspended gas heater
- Internal single storey office
- Toilet facilities

## Rent

POA.

## Business Rates

Rateable Value £9,500 from 01.04.2026, Dudley MBC.

## 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

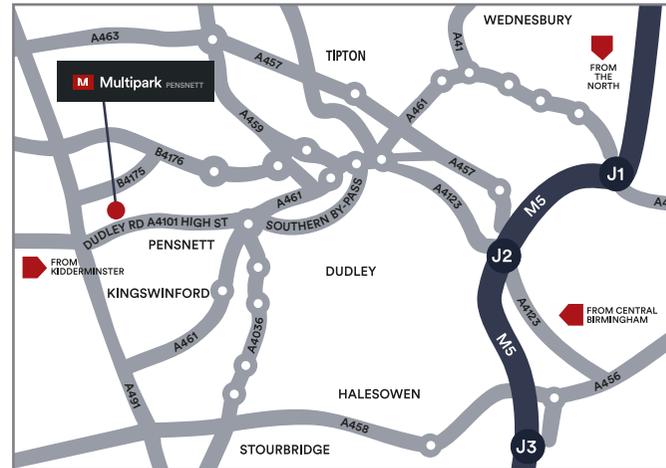
Further information available upon request.

## 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 7TU

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.



## Viewing

Strictly via prior appointment with the appointed agents:



**Max Shelley**  
07881 948908  
max.shelley@bulleys.co.uk



**David Charlton**  
07471 215144  
DCharlton@lcpproperties.co.uk

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