

YEAR 1 INCENTIVE AVAILABLE*

Multipark PENSNETT

TO LET

Warehouse/Industrial Unit

1,184 sq.ft (110 sq.m)

Building 26 Bay 3, The Pensnett Estate, Kingswinford, West Midlands, DY6 7TB

- Ideal starter unit
- 24 hour CCTV security
- 19.7ft (6.0m) to eaves
- Internal office/toilet facilities

M'Core LCP UK
01384 400123
lcpgroup.co.uk

Building 26 Bay 3, The Pensnett Estate, Kingswinford, West Midlands, DY6 7TB

Areas (Approx. Gross Internal)

Factory Area	1,160 sq.ft	(107.7 sq.m)
Office Area	124 sq.ft	(11.5 sq.m)
TOTAL	**1,184 sq.ft**	**(109.9 sq.m)**

Description

- Mid terrace unit constructed of masonry and metal cladding envelope
- Pitched steel cladding and fully insulated roof
- Approximately 19.7ft (6.0m) to eaves
- Roller shutter door approx. 9.84ft (3.0m) wide by 9.8ft (3.0m) high
- Toilet facilities
- Suspended gas heater and low bay light fittings in warehouse
- Office has fluorescent lighting, electric heaters and carpet fitted

Rent & Rates

On application.

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.

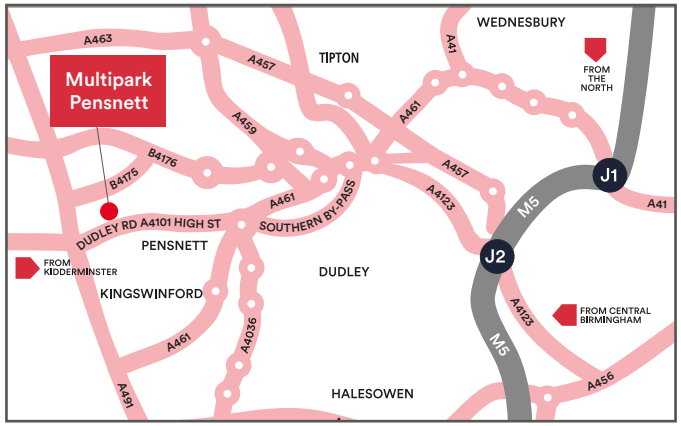
Legal and Surveyor Costs

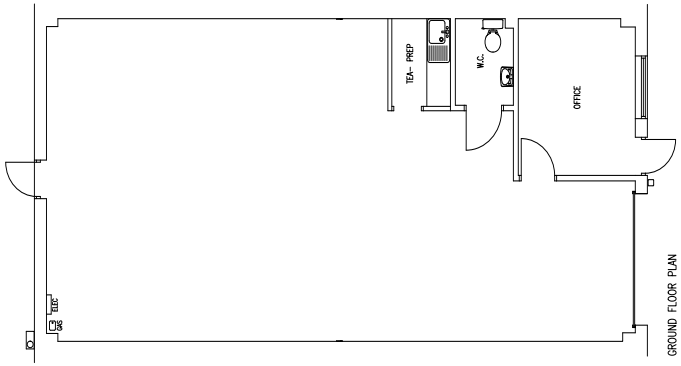
Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - DY6 7TE

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. A bus service regularly runs through the estate from both Dudley and Stourbridge, daily.









Viewing
Strictly via prior appointment with the appointed agents

BULLEYS
0121 544 2121
BULLEYS.CO.UK

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

M Core
LCP UK



David Charlton
07471 215144
DCharlton@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 7NA 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.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.

05-08-26 AUG26