

M

Multipark

PENSNETT

Kingswinford, West Midlands, DY6 7NA

**BRAND NEW
CONSTRUCTION!**

AVAILABLE NOW

**YEAR 1 INCENTIVE
AVAILABLE***



Building 20 The Pensnett Estate, Kingswinford, West Midlands, DY6 7TU

- Steel portal frame construction to 8m eaves and apex of 9.7m
- 24 hour CCTV on site
- 3x 4.5m by 5.0m electrically operated and insulated level loading doors

11,916 sq.ft
(1,107 sq.m)

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BRAND NEW INDUSTRIAL/WAREHOUSE UNIT TO LET - 11,916 SQ.FT (1,107 sq.m) - PRIME LOCATION - MODERN CONSTRUCTION

Building 20

This brand new modern industrial/warehouse unit comprises of 11,916 sq.ft (1,107 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 8m eaves and apex of 9.7m
- 3 No 4.5m wide x 5.0m height level loading doors which will be electrically operated and insulated
- LED lighting throughout the office and warehouse
- Substantial power supply which will be a 3 phase 400-amp (276 KVA) supply
- Rear loading area
- Ground floor offices
- Potential for a 2nd floor office suite if required
- 12x demised car parking spaces with the option of additional car parking spaces within close proximity
- 1x accessible car parking space
- 2x EV charging spaces

Areas (Approx. Gross Internal)

Warehouse	10,477 sq.ft	(973 sq.m)
GF Office & Ancillary Areas	1,439 sq.ft	(134 sq.m)
TOTAL	11,916 sq.ft	(1,107 sq.m)

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Building 20 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

POA - *Year 1 incentivised rent is offered assuming 3 months rent free based on a 5-year term certain.

EPC

EPC rating A. Further information available [here](#).

Planning

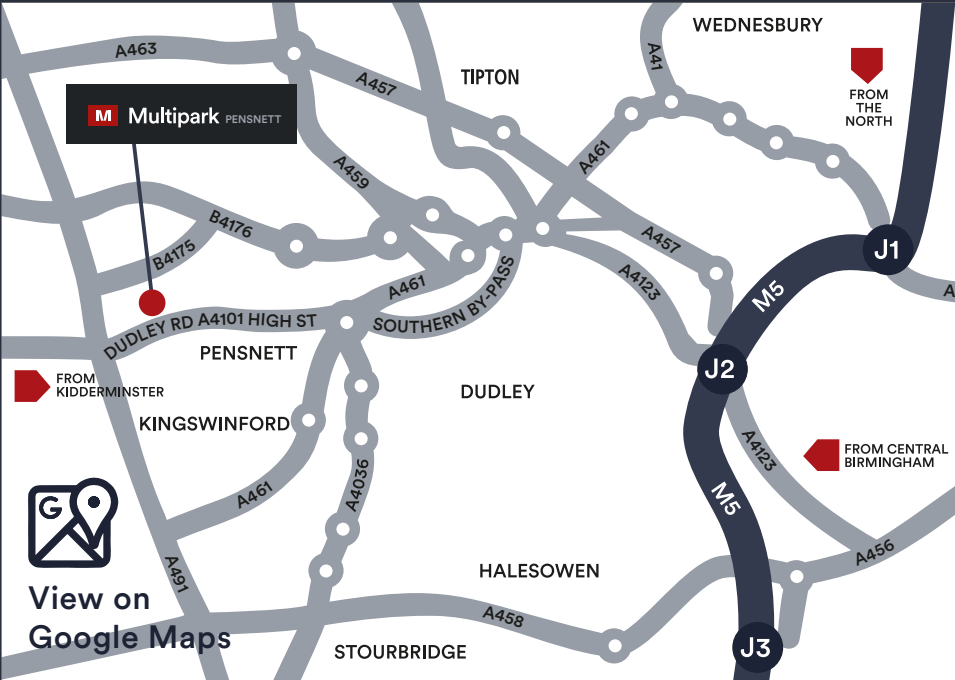
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Rates

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

Further Information

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



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.nics.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.