

RENT FROM £4.00 PER SQ.FT



M Multipark PENSNETT

TO LET Warehouse/Industrial Units
33,990 sq.ft (3,184 sq.m)

Building 22 Bay 10, The Pensnett Estate, Kingswinford, West Midlands, DY6 7TU

- 24 Hour CCTV Estate Security
- Close to Estate Entrance 2

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- Truss roof with eaves of 4.8m (15.7 ft) and one bay of 7.3m (23.9 ft)
- Low bay factory lighting
- 2 x roller shutter doors
 - 1 x 3.8m x 5.23m
 - 1 x 3.8m x 3.78m
- 2 x dock levelers (2 x 3.65m x 4.24m)
- Ancillary areas

Sq.ft **33,990**

Sq.m **3,184**

Quoting Rent **POA**

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Rent

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Business Rates

Rateable Value TBC
Rates payable TBC
Dudley Council.

Service Charge

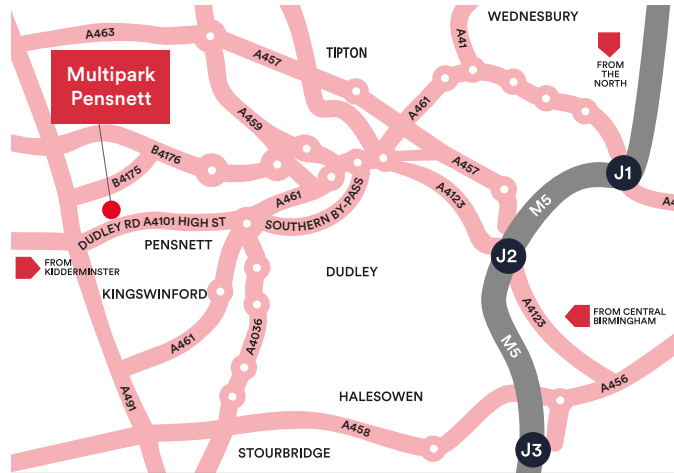
A service charge will be levied for the maintenance of common areas.



Location - DY6 7TU

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.

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
Birmingham	20.1 Miles



Viewing

Strictly via prior appointment with the appointed agent

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