



TO LET

Industrial/warehouse unit

BUILDING 93
BAYS 2&3

23,130 sq.ft (2,148 sq.m)

Building 93 Bays 2&3, Pensnett Estate, Kingswinford, West Midlands DY6 7XG

- Modern steel portal frame clear span factory space • 7m eaves
- 24 Hour CCTV Estate Security • Prime position located next to the main entrance of the well established business park

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Building 93 Bays 2&3, Pensnett Estate, Kingswinford, West Midlands DY6 7XG



Indicative image

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Areas (Approx. Gross Internal)

| | | |
|--------------|---------------------|---------------------|
| Bays 2&3 | 23,130 sq.ft | (2,148 sq.m) |
| TOTAL | 23,130 sq.ft | (2,148 sq.m) |

Description

- Modern Steel Portal frame construction
- Approximately 7m to the underside of the haunch
- Colour coated steel roof and cladding with insulation and lining boards
- Tinted double glazed windows to front elevation
- Ground and first floor offices
- Kitchen and toilet facilities



Rent

POA

Energy Performance

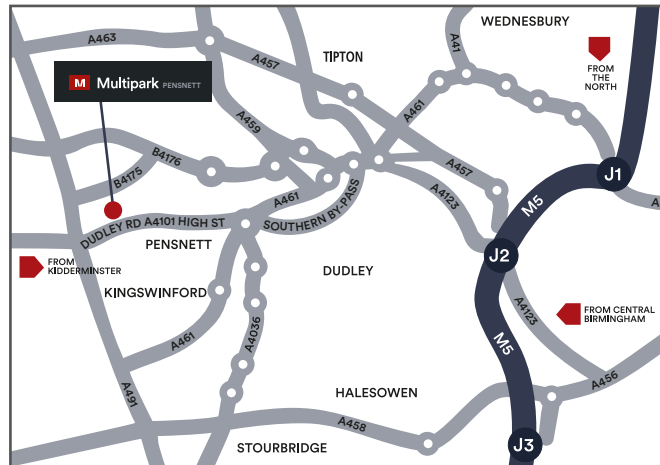
Further information available upon request.

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 7XG

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 |

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