



**TO LET**  
BUILDING 53B BAY 3  
**789 SQ.FT**  
73 SQ.M  
**ALL ENQUIRIES**  
**LCP**  
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**M Multipark** PENSNETT

**TO LET** BUILDING 53B **BAY 3** | **789** sq.ft (73 sq.m)

Small Industrial starter unit

**Building 53B Bay 3, Pensnett Estate, Kingswinford, West Midlands DY6 7XG**

- Quarterly All-inclusive flexible licence
- Ideal Starter Unit for New or Small Business
- 24 Hour CCTV Estate Security
- Well Known and Extensively Landscaped Business Estate

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Building 53B Bay 3, Pensnett Estate, Kingswinford, West Midlands DY6 7XG





# Building 53B Bay 3, Pensnett Estate, Kingswinford, West Midlands DY6 7XG

## Areas (Approx. Gross Internal)

Bay 4	705 sq.ft	(65 sq.m)
<b>TOTAL</b>	<b>705 sq.ft</b>	<b>(65 sq.m)</b>

## Description

The building is one bay of a terrace of seven units constructed in full height brickwork, approximately 3.35m (12 ft) to the eaves.

The roof consists of flat/asphalt construction on a metal deck. Access is via one manually operated roller shutter door approximately 3.05 m (9.9 ft) high x 2.49 m (8.17 ft) wide

Wall mounted electric heaters and fluorescent tube lighting is provided in the factory and small brick built office. Toilet facilities are provided.

## Rent

Price on application.

## Energy Performance

Further information available upon request.

## Planning

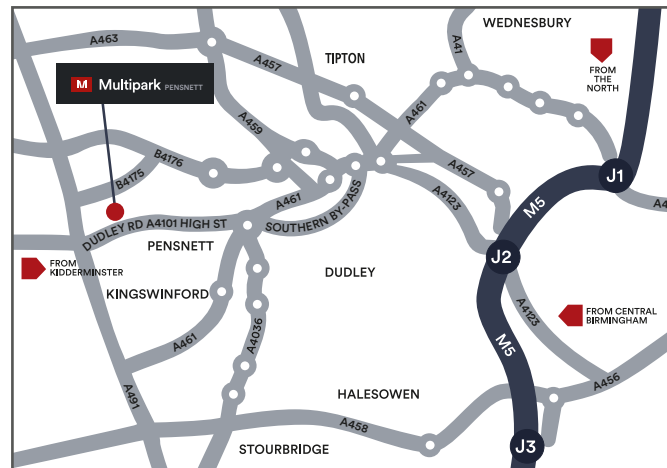
The property is considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

## 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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