



M Multipark PENSNETT

TO LET 3,053 sq.ft (283 sq.m)

- 24/7 Access, Security and CCTV
- Located within close proximity to McDonalds, Costa, KFC & ALDI
- Ample free parking

Unit 9 Darwin House, Innovation Centre, The Pensnett Estate, Kingswinford, West Midlands, DY6 7XA

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Areas (Approx. Gross Internal)

Unit 9	3,053 sq.ft	(283 sq.m)
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Description:

This road facing Unit is located within walking distance of McDonalds, Costa, KFC and Aldi.

Suites available within The Innovation Centre situated on the popular Multipark Pensnett.

Able to operate 24/7 to suit a vast array of business operators, join the Black Country's largest business community.

- Ample free parking
- Full CCTV and security gated access to the centre
- Bus stop on site - local route

Rent

£2,795 PCM

Business Rates

All parties to make their own enquiries with Dudley Metropolitan Borough Council.

Service Charge

Each unit will be at 7% of the annual rent.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

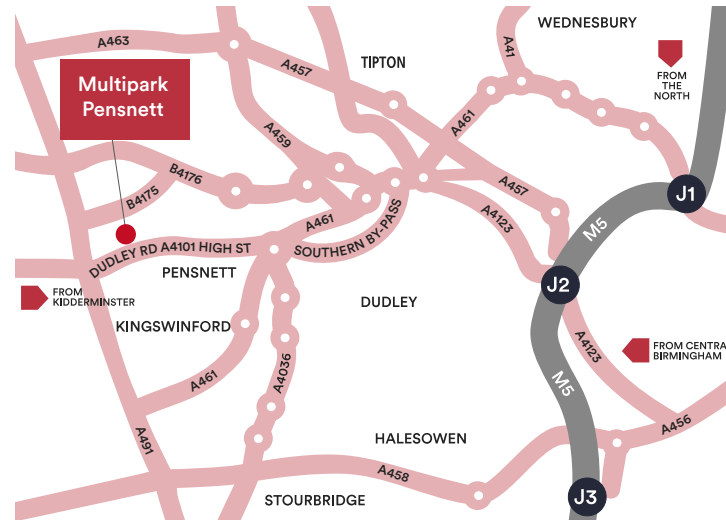
Further information available upon request.

Planning

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 7XA

Situated in the heart of the West Midlands, on the southern perimeter of 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 access to the M5 and the M6 Motorways together with 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.

Viewing

Strictly via prior appointment with the appointed agent

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