

STALLINGS LANE

Kingswinford, West Midlands, DY6 7LE

TOTAL DEVELOPMENT

3,100 SQ.FT (288 SQ.M)

- Main road frontage
- Free parking on site
- Located outside The Pensnett Estate



LCP

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DESCRIPTION

Stallings Lane is situated next to The Pensnett Estate. The estate is one of the largest secure industrial estates in Europe, comprising of 185 acres and home to almost 200 companies. Both KFC and Domino's Pizza are located just outside the estate entrances.

- 2 retail units
- Serving densely populated residential area
- Excellent footfall

SERVICE CHARGE & INSURANCE

The units participate in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

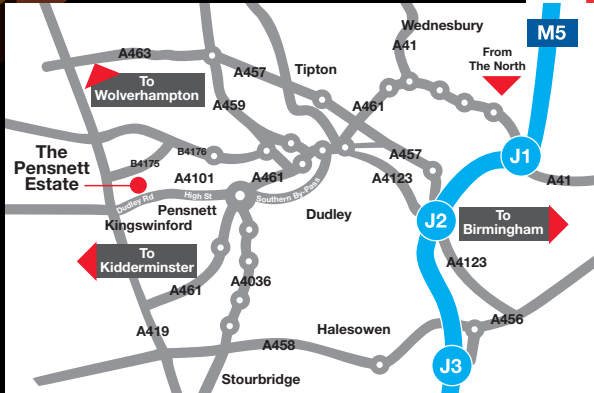
LEGAL COSTS






Each party is responsible for their own legal costs in connection with the granting of a lease.

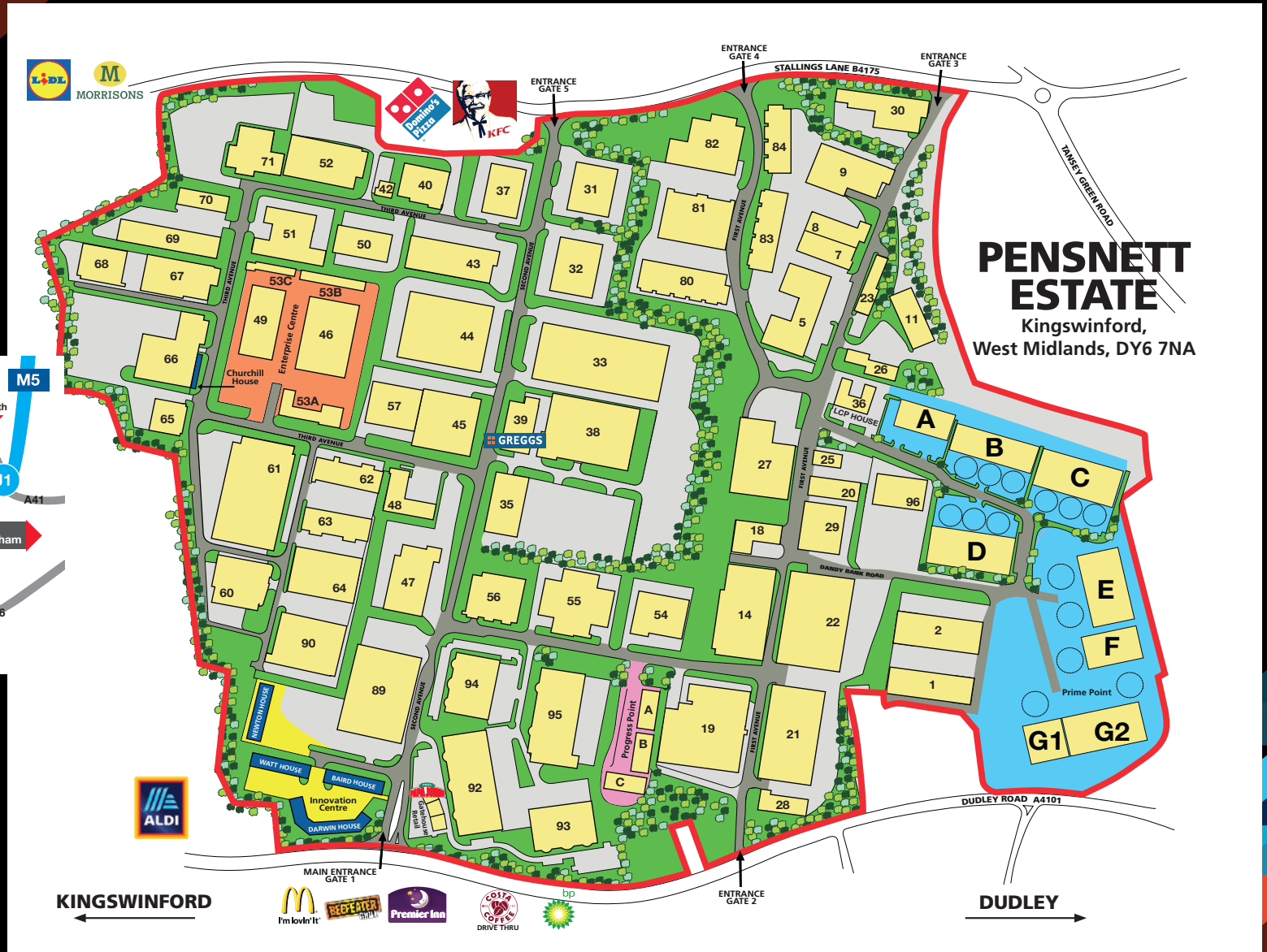


LOCATION

A drive-thru KFC and Dominos with main road frontage and ample parking. Located on the B4175 Stallings Lane, just outside the town of Kingswinford. The town centre of Dudley is approximately 3 miles east, the Merry Hill Shopping Centre approximately 4 miles south and the centre of Kingswinford is within walking distance.



-  **1.5 miles**
to Kingswinford Town Centre
-  **3 miles**
to Dudley Town Centre
-  **4 miles**
to Merry Hill Shopping Centre
-  **SAT NAV**
DY6 7LE
-  **7 miles**
to M5



PENSNETT ESTATE
Kingswinford,
West Midlands, DY6 7NA

For details of any available "off-market" opportunities, please contact the Asset Manager.

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*Potential occupiers to make own enquiries to clarify accuracy of data.

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