



## Bay 1

Building 94, Second Avenue, Kingswinford, DY6 7FS

### Prominent Headquarters Industrial Building on Established Estate

**11,892 sq ft**  
(1,104.80 sq m)

- 7m eaves
- 20 car parking spaces
- Shared yard
- Avail Q2 2025

## Summary

<b>Available Size</b>	11,892 sq ft
<b>Rent</b>	£9.50 per sq ft
<b>Rates Payable</b>	£41,496 per annum Estimate based on RV of whole at £226,000
<b>Rateable Value</b>	£76,000
<b>Service Charge</b>	£0.46 per sq ft Budget figure for current year.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (65)

## Description

The Pensnett Estate is one of the largest secure industrial estates in Europe covering 185 acres and home to nearly 200 companies. Building 94 is set in a prominent position at the entrance to the estate and comprises 3 adjoining bays. Bay 1 is available and offers high quality warehouse/Industrial accommodation with prestigious office provision.

Internally the space benefits from W.C.s, a tea prep area and 2 storey offices. There is generous car parking to the front and side with a large shared yard area to the rear.

## Location

The Pensnett Estate is accessed from the A4101 Dudley Road and enjoys good road connections to both the M5 and M6 Motorways. Local services are easily accessible in Kingswinford with the centre of Dudley less than 3 miles away and the Merry Hill Shopping Complex also within 3 miles.

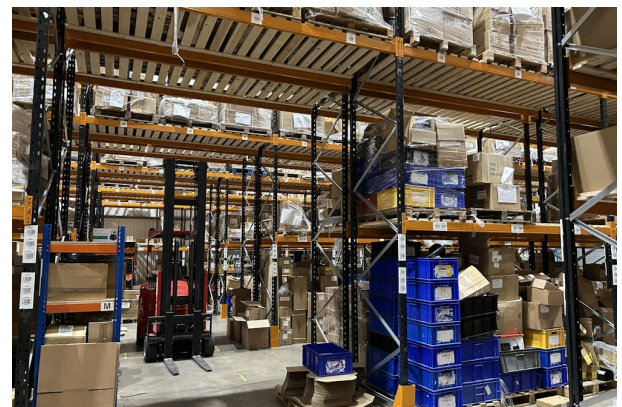
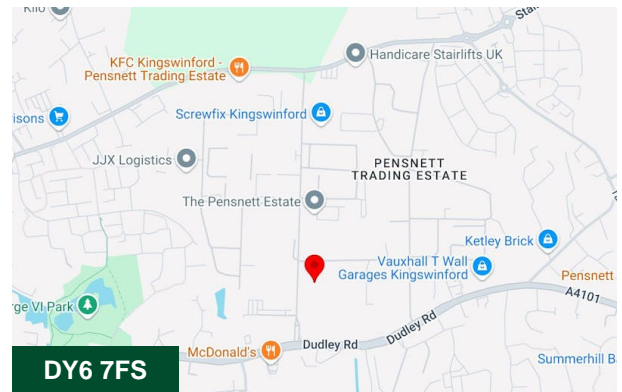
## Viewings

Strictly by appointment with the sole agent

Derwent Hillside - Matthew Seary - [matthew@derwenthillside.co.uk](mailto:matthew@derwenthillside.co.uk) - 07950 464618

## Terms

The property is available by way of a new lease, directly from the landlord, following the surrender of the existing tenant's interest. Further information available on request.



## Viewing & Further Information



### Matthew Seary

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