



TO LET

Office suite

3,053 sq.ft

(284 sq.m)



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

- Free car parking
- 24 Hour CCTV Estate Security
- Fully carpeted

LCP

01384 405630
www.lcpproperties.co.uk

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

Areas (Approx. Gross Internal)

| | | |
|--------------|-------------|----------|
| Ground Floor | 3,053 sq.ft | 284 sq.m |
|--------------|-------------|----------|

Description

Suites available within The Innovation Centre situated on the popular Pensnett Estate. Able to operate 24/7 to suit a vast array of business operators. Existing tenants include Café, Nursery, Accountants, Architects, Design Studios, Office Users, Retailers, and Driving Test Centre.

Benefits include:

- Main road frontage and close proximity to estate entrance/security gatehouse
- Bus stop on site - local route
- Suitable heating throughout and state of the art lighting
- Ample electrical sockets
- Ample free parking

Rent & Rates

Rent - £32,000

Rateable Value - £23,000

Rates Payable - £11,293

For further information and to clarify these costs, contact the Local Rating Authority, Dudley Borough Council.

Tel: 0300 555 8000.

Service Charge

A service charge will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

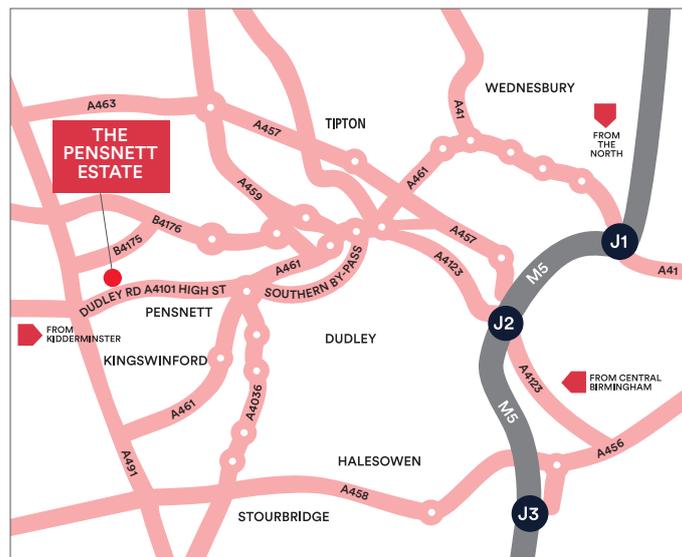
The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

From 1st September 2020 the use classes order changes in England to consolidate a number of usage types to E class.



Location - DY6 7YB

Situated in the heart of the West Midlands on the edge of the well-established Pensnett Estate, which is a secure business centre of some 185 acres, on the outskirts of Dudley. 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 providing transport options for employees.

Approximate Travel Distances

| | |
|----------------------------|-----------|
| Kingswinford Town Centre | 1.5 miles |
| Dudley Town Centre | 3 miles |
| Merry Hill Shopping Centre | 4 miles |
| M5 Junction 2 | 7 miles |
| M6 Junction 12 | 70 miles |

References

The granting of a lease will be subject to satisfactory references and accounts.

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

Viewing Strictly via prior appointment with the appointed agent:

29649 SEPT 2021

Owned and Managed by

LCP

01384 405630
www.lcpproperties.co.uk

David Charlton

M: 07471 215144

E: DCharlton@lcpproperties.co.uk



Harvey Pearson

M: 07387 165367

E: hp@hexagoncommercial.co.uk