



RENT

£7.25 per sq ft
(Exclusive of VAT)



TO BE REFURBISHED



Unit 2, Gibbons Industrial Estate

Dudley Road, Kingswinford, DY6 8XF

Leasehold | Industrial Unit | 21,881 Sq Ft (2,032.79 Sq M)



TO LET



Location

The estate has frontage to the A4101 Dudley Road and is situated in an established employment location. The estate benefits from swift access to Kingswinford town centre (1.5 miles), Dudley town centre (3 miles), Merry Hill Shopping Centre (4 miles), M5 Junction 2 (7 miles) and M6 Junction 10 (12 miles).



Description

This building provides an industrial / warehouse premises of steel portal frame construction with two storey offices constructed to the front elevation.

Internally, the property has eaves heights ranging from 9.9m in the main warehouse section to 13.8m in the adjoining high bay element. Additionally, there is a full length 10-tonne crane system. The offices once refurbished will provide a specification including new electrical heating, new LED lighting, carpeted floors and painted plaster walls.

Vehicular access is provided via two large roller shutter doors positioned at either end of the main bay. The property also has the benefit of two secure yards. Car parking is available to the front.

The premises are subject to a comprehensive refurbishment with a scope of works to be agreed.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Warehouse	18,099	1,681.43
Office	3,782	351.35
Total	21,881	2,032.78



Amenities



Crane System



High Eaves -
9.9 to 13.8m



2 Secure Yards



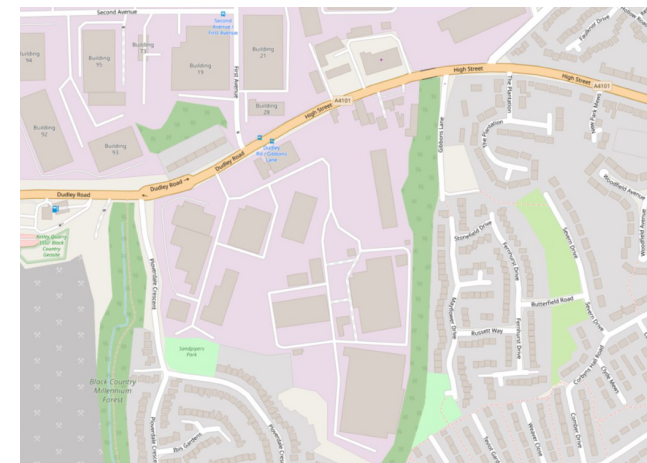
Leasehold



Subject to
Refurbishment



Large Roller
Shutter Doors





Further information

Rent

£7.25 per sq ft per annum exclusive of VAT. Subject to contact.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

Services

We understand that mains services are available and connected to the premises, namely water, electricity, gas and mains drainage.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is levied for the upkeep and maintenance of common areas of the estate. For further information, please contact the joint agents.

EPC

An EPC will be commissioned and provided on request following completion of the refurbishment.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

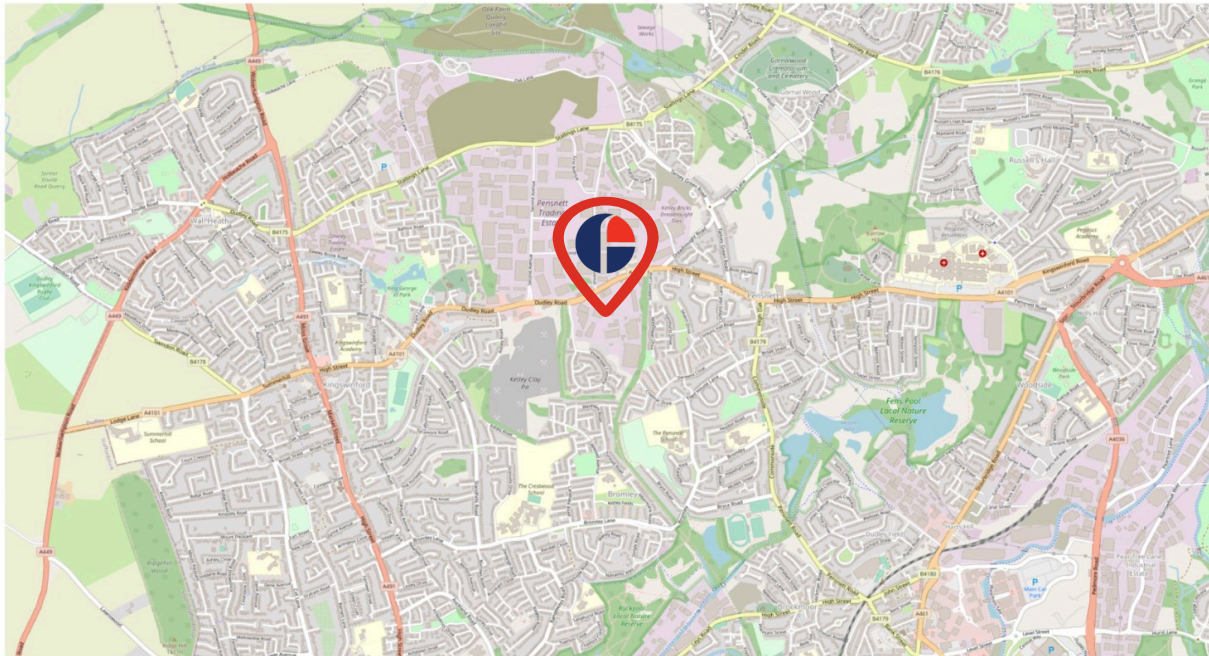
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

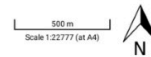
Strictly by prior arrangement with Fisher German or our joint agents White Rose 0121 633 4433.



Unit 2, Gibbons Industrial Estate, Kingswinford



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Approximate Travel Distances



Locations

- Kingswinford - 1.5 miles
- Dudley - 3 miles
- Birmingham - 12.9 miles



Nearest Station

- Cradley Heath - 4.1 miles

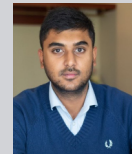


Nearest Airport

- Birmingham International - 29 miles



Viewings



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Particulars dated April 2025. Photographs dated April 2025.

