

TO LET

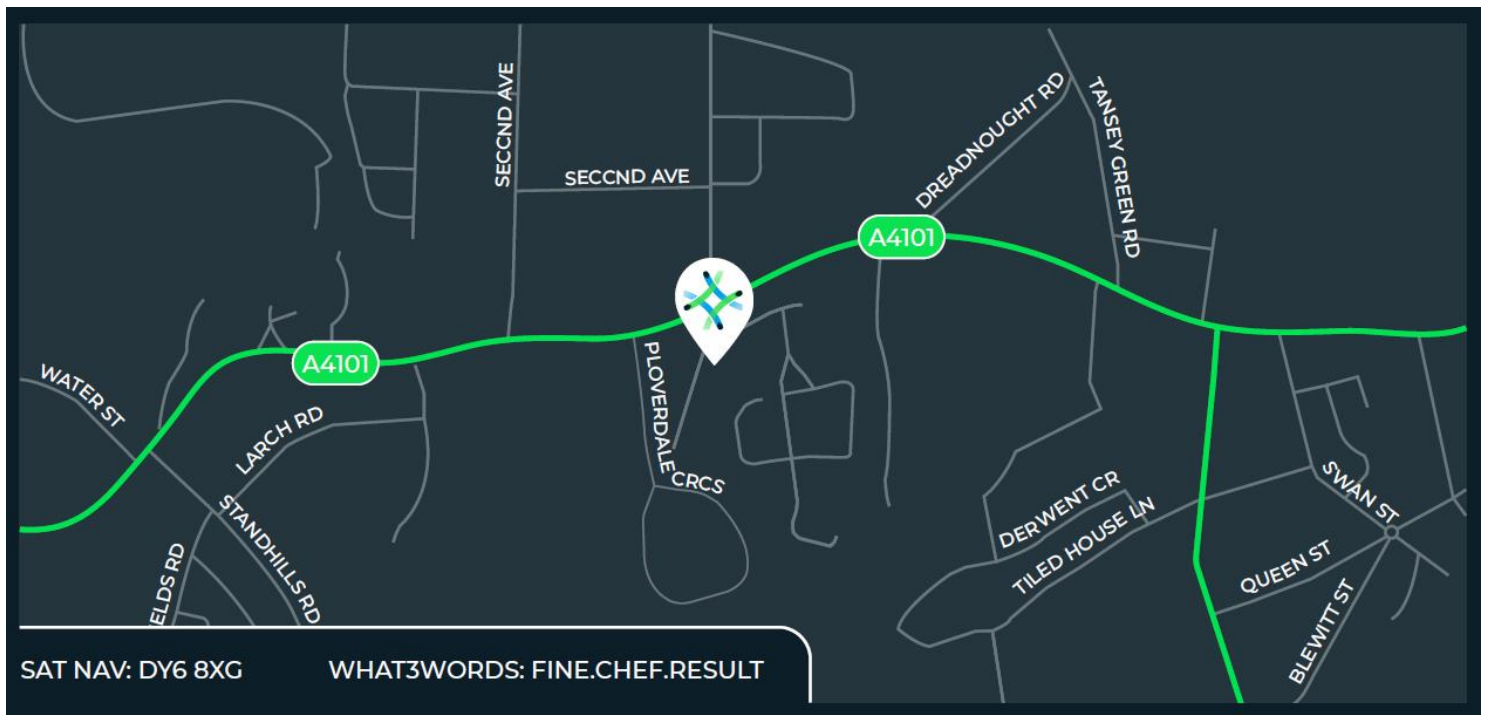
HIGH BAY INDUSTRIAL/WAREHOUSE UNIT



Unit 2, Gibbons Industrial Park
Dudley Road
Kingswinford
DY6 8XF

21,881 Sq Ft (2,032.79 Sq M)

- ❖ To Be Refurbished
- ❖ Eaves Height 9.9m – 13.8m
- ❖ 10-Ton Overhead Travelling Crane
- ❖ 2x Large Level Access Loading Doors
- ❖ New Lease
- ❖ LED Lighting with EPC Target B
- ❖ Two Storey Office Block
- ❖ 2x Secure Private Gated Yards



LOCATION

The unit is situated on Gibbons Industrial Park which is accessed directly from the A4101 Dudley Road and is located in an established employment location.

The estate benefits from easy 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 minimum eaves heights ranging from 9.9m in the main warehouse section to 13.8m in the adjoining high bay element. The unit benefits from a 10-ton overhead travelling crane installed to the full length of the main bay.

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 programme with works to commence shortly.

FLOOR AREAS

Warehouse:	18,099 sq ft (1,681.43 sq m)
Office:	3,782 sq ft (351.35 sq m)
Total Gross Internal Floor Area:	21,881 sq ft (2,032.78 sq m)

SERVICES

It is believed that all main services are either available or connected to the property.

Interested parties should verify this for themselves.

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify they are in working order or fit for their purpose.

SERVICE CHARGE

A variable charge is levied to cover the cost of upkeep, maintenance and management, of common parts and facilities. Levied on a fair proportion basis.

PLANNING

We understand the property enjoys consent for industrial and warehouse type uses.

Prospective tenants should seek confirmation from the local authority.

LEGAL COSTS

Each party to pay for their own costs incurred in a transaction.

BUSINESS RATES

2023 Rateable Value: To be reassessed following split assessment.

Prospective tenants are advised to verify this information with the local authority business rates department.

POSSESSION

Full vacant possession will be offered upon completion of all legal formalities and landlords refurbishment works.

RENTAL

Upon Application

All rentals etc are quotes exclusive of business rates, service charge, utilities, VAT, and all other outgoings, etc. Rental to be payable quarterly in advance.

LEASE TERMS

A new FRI type lease for a term of years to be agreed between the parties and incorporating upward only rent reviews.

VAT

All rentals etc exclude the liability of VAT, which will be chargeable as an addition and at the appropriate rate prevailing.

EPC

The EPC for the property is being re-assessed following completion of the refurbishment works, targeting a new rating of B (TBC).

VIEWING

By appointment with the agents: -

Contact: Luke Neal / Chris White

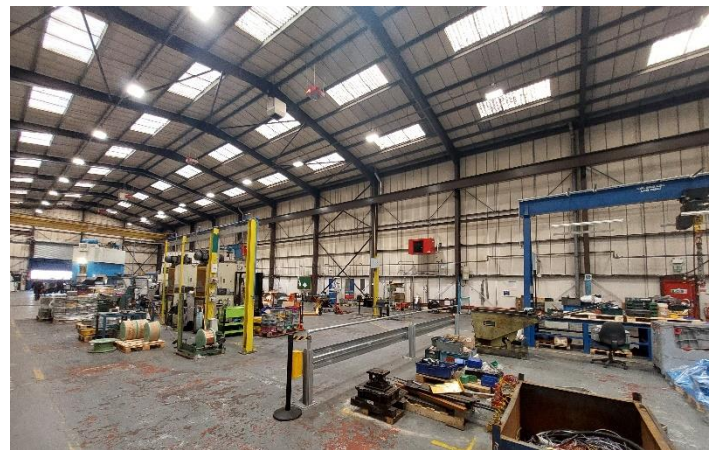
LN@whiteroseproperty.co.uk /

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Or Joint Agents: Fisher German

Ref:2418/04/25



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