

# LOOKING FOR COMMERCIAL PROPERTY?



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**Tel: 01384 400123**  
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## **The Pensnett Estate, Kingswinford, West Midlands. DY6 7NA**

### SERVICES

The Pensnett Estate is home to almost 200 companies and offers a range of business accommodation including warehouse/industrial units, offices and starter units for new businesses.

The estate provides a secure, pleasant and attractive working environment. Benefits to being located on the estate include:

#### **Security**

The Pensnett Estate enjoys a high degree of security. All entrances are monitored 24 hours a day with fully recorded CCTV security cameras. Outside normal working hours these entrances are locked, with the exception of the main entrance, which is manned and barrier controlled.

Tenants have access to their properties 24 hours a day, 7 days a week.

#### **Estate Maintenance**

LCP are responsible for the maintenance of estate roads, street lighting, landscaping and common areas. There is an on-going policy of reinvesting in the estate with good quality lighting and planting schemes in place.

#### **Transport & Parking**

A bus service regularly runs through the estate from both Dudley and Stourbridge providing transport options for employees. For more information please visit [Network West Midlands](#).

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.

Ample free parking is provided on the estate for employees and visitors

#### **Refreshments**

A wide range of facilities are provided on or with walking distance of the estate.

On site is [Greggs the Bakers](#) and [Lunch on the Run](#). [Beefeater](#), [McDonalds](#), [KFC](#), [Dominio's Pizza](#) and a [Morrison's Supermarket](#) are all located just outside the estate entrances.

A [Premier Inn](#) hotel is also located opposite the Main Estate entrance on the Dudley Road (A4101).

#### **Temporary Additional Space**

If tenants have temporary storage space requirements we try to accommodate their requirements where possible on the estate.