

KING 53

KINGSWINFORD, DY6

Fit for a King. Built for Business



89 UNIT Gibbons Industrial Park

Dudley Road, Kingswinford, DY6 8XF

FOR SALE / TO LET



High bay HQ warehouse facility built in 2022

53,427 sq ft on 3.78 acres

"We built KING53 in 2022 to be our forever home. Rather than adapting our business to suit an existing building, we created a facility around the way we wanted to operate for decades to come. The result is a headquarters that has enabled us to grow, invest and continually improve our service, becoming a cornerstone of USP Steels' success. It is a building that reflects ambition and one that would provide an outstanding platform for any business looking to establish itself for the long term."

*Glyn Costigan
Chief Executive Officer, USP Steels*



SUMMARY

- Extremely rare opportunity to acquire a 'lifestyle' recently built HQ warehouse in the heart of the Black Country - available on a Freehold or Leasehold basis
- The property was purpose built in 2022 and comprises 53,427 sq.ft. total
- Full site circulation on self-contained site of 3.78 acres
- A place you would never have to leave!
Built to the highest spec with key features including: ultra-modern offices, 6 x 15 tonne cranes, 9.93m to eaves, large solar system, gym, sauna, bar and working weighbridge!

ACCOMMODATION

Area	Size (Sq Ft)
Warehouse	41,485
Ground floor offices, breakouts etc	6,163
First floor offices	4,288
Mezzanine locker stores	900
First floor gym	1,442
TOTAL	53,427



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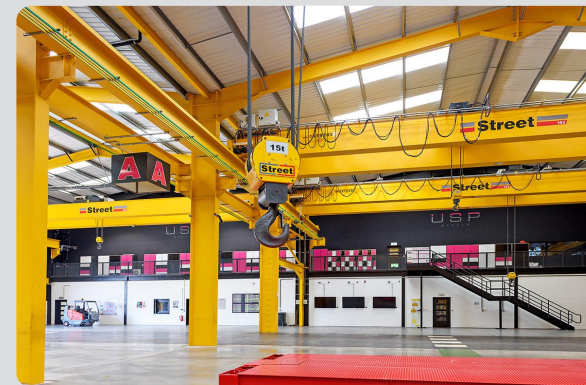
Features



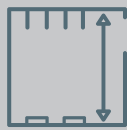
**SELF-CONTAINED SITE
OF 3.78 ACRES**



**6 x 15 TONNES
CRANES**



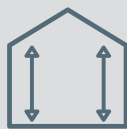
**5 LEVEL-ACCESS
ROLLER SHUTTER
DOORS**



**30m YARD DEPTH
EITHER SIDE OF
BUILDING**



**LARGE SOLAR
PANEL SYSTEM**



**9.93m TO EAVES,
11.7m TO HAUNCH**





GYM INCLUDING SAUNA



MODERN OPEN-PLAN OFFICES



BAR/BREAKOUT AREA



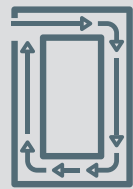
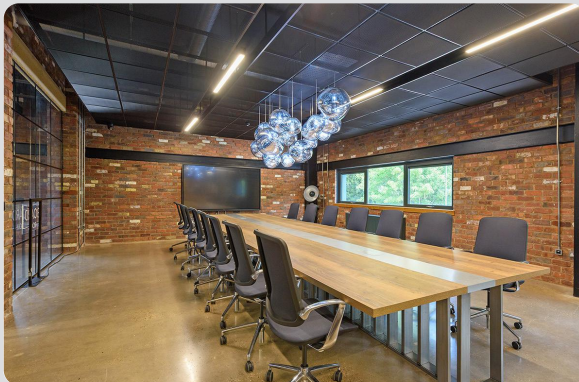
9 x EV PARKING BAYS



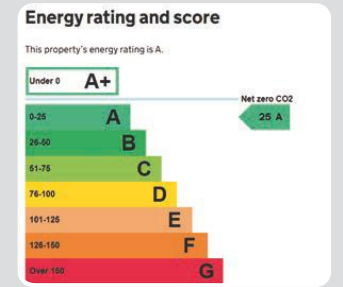
19 x LORRY PARKING BAYS



HIGH SPEC BOARDROOM/ TRAINING AREAS



FULL-SITE CIRCULATION



EPC 'A'

DESCRIPTION

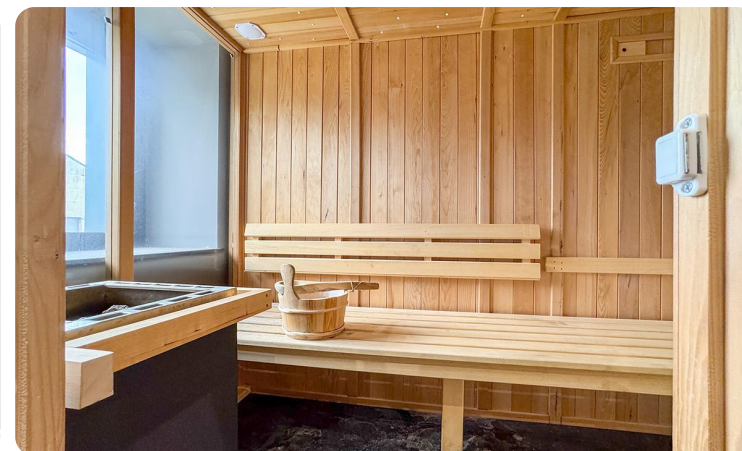
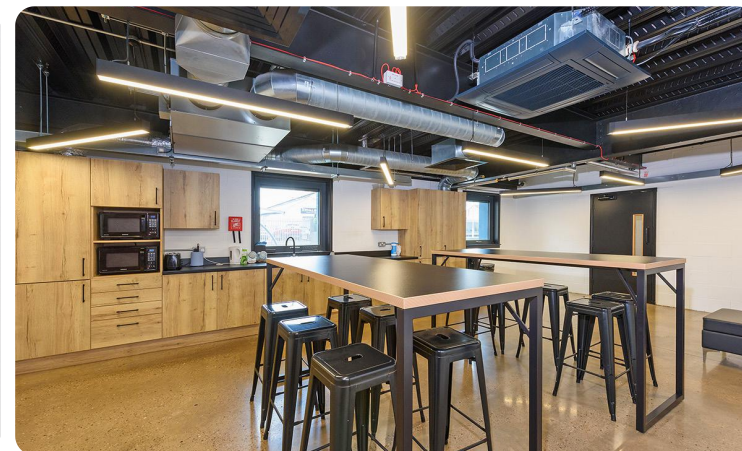
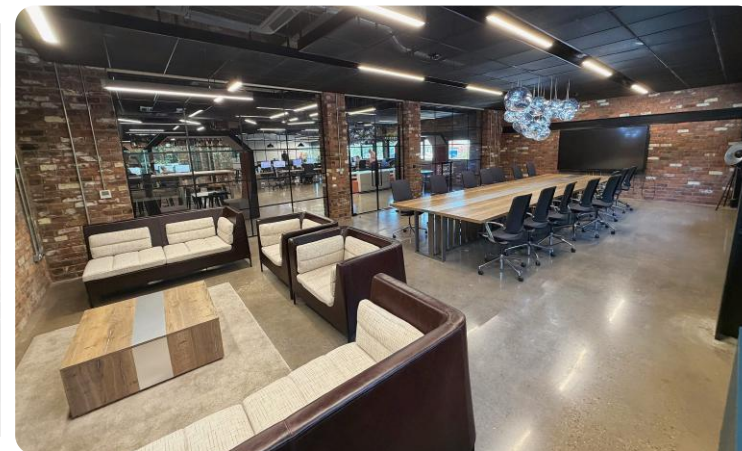
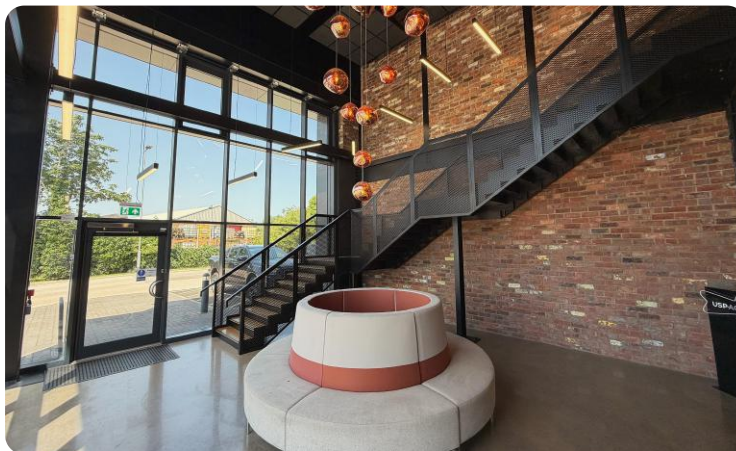
KING53 presents a rare opportunity to acquire a best-in-class detached industrial facility on a substantial self-contained site extending to approximately 3.78 acres. Constructed in 2022 to an exceptional specification, the property has been designed to accommodate a wide range of manufacturing, production and logistics operations, whilst offering the quality and amenities typically associated with modern corporate headquarters.

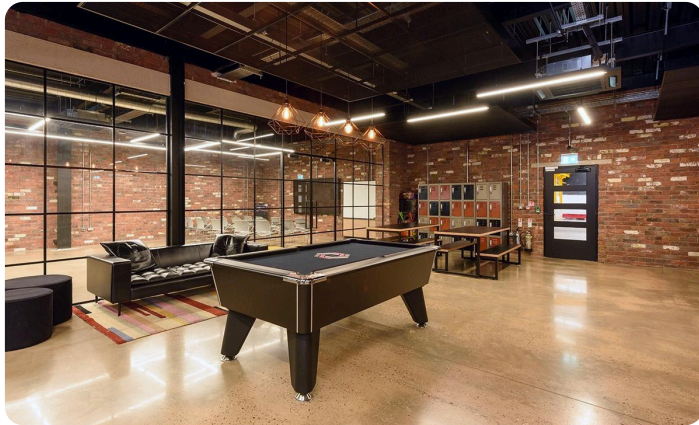
The warehouse benefits from outstanding operational capability, including six 15-tonne overhead cranes, five level access loading doors and full site circulation. Generous yard depths of approximately 30 metres to both elevations provide extensive loading, storage and manoeuvring space, complemented by 19 dedicated HGV parking bays. Internally, the building offers an impressive working environment with eaves heights of 9.93 metres rising to 11.7 metres at the haunch, allowing for efficient storage and operational flexibility.

A significant solar PV installation contributes towards reduced occupational costs and supports sustainability objectives, whilst nine EV charging bays further enhance the building's environmental credentials. The specification has been carefully considered to meet the requirements of modern occupiers seeking high-performance industrial accommodation.

Beyond its industrial capability, KING53 offers exceptional staff facilities. Modern open-plan offices are complemented by a high-specification boardroom and training suite, together with a dedicated breakout area and bar. A fully equipped gym and sauna provide an outstanding employee wellbeing offering, creating a workplace environment that is rarely available within the regional industrial market.

Conceived and constructed as a permanent home for the business, with no expense spared in its design, specification and fit out, KING53 is a rare opportunity brought to market solely as a consequence of the occupier's exceptional growth and expansion into larger premises.





LOCATION

KING53 occupies a prominent position within Kingswinford, one of the West Midlands' most established industrial and manufacturing locations. Strategically situated in the heart of the Black Country, the property benefits from excellent connectivity to the regional and national motorway network, providing efficient access to the M5 (Junctions 2 and 3), M6 and M42 motorways.

The property is ideally positioned to serve the wider West Midlands conurbation, with Dudley, Wolverhampton, Stourbridge and Birmingham all within easy reach. The location offers occupiers access to a substantial skilled labour pool, together with a long-established manufacturing and engineering supply chain that has underpinned the area's industrial success for generations.

Kingswinford remains one of the region's most sought-after industrial destinations, attracting a diverse range of occupiers across manufacturing, engineering, logistics and trade sectors. The area's strong occupational market is supported by excellent transport infrastructure, proximity to major population centres and a proven track record of business growth.



TRAVEL DISTANCES

SAT NAV: DY6 8XF
What 3 Words: [///custom.scout.list](http://custom.scout.list)

TOWNS & CITIES

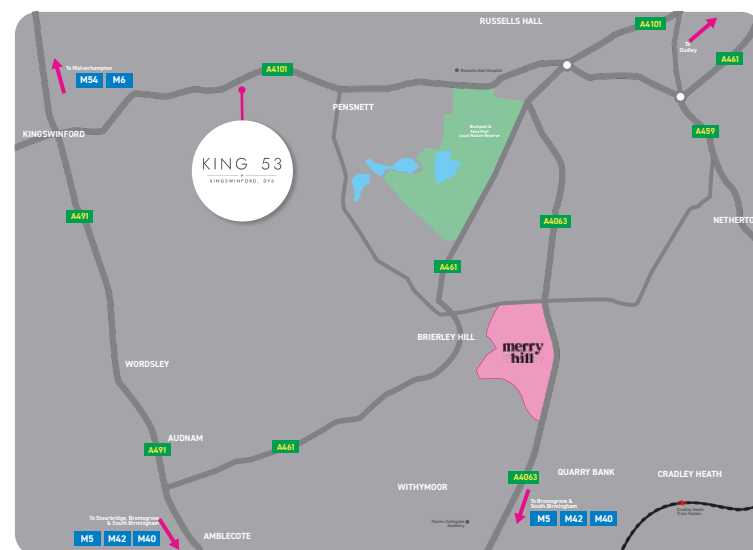
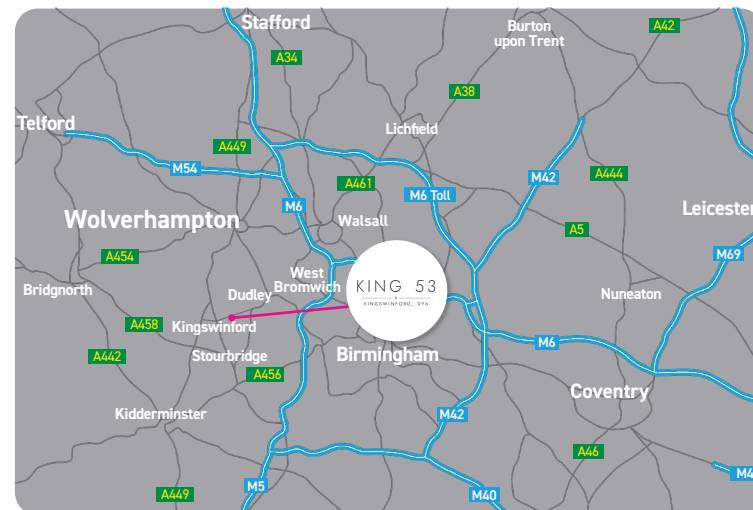
Dudley	5.0 miles	15 mins
Wolverhampton	8.8 miles	25 mins
West Bromwich	9.7 miles	27 mins
Birmingham	14.5 miles	45 mins
Coventry	37.9 miles	1 hr 00 mins
Manchester	86.4 miles	1 hr 50 mins
London	129.0 miles	2 hrs 35 mins

MOTORWAYS

M5 J3	9.0 miles	25 mins
M5 J2	15.1 miles	30 mins
M6 J9	11.2 miles	30 mins
M5 J4	11.9 miles	25 mins
M6 J10	11.9 miles	30 mins
M5 J4/M42	14.3 miles	28 mins
M54	15.8 miles	33 mins
M40	24.2 miles	38 mins
M69	39.8 miles	54 mins
M1	50.6 miles	1 hr 04 mins
M25	108.0 miles	1 hr 50 mins

AIRPORTS

Birmingham	32.4 miles	47 mins
East Midlands	56.0 miles	1 hr 11 mins
Manchester	79.3 miles	1 hr 31 mins
Heathrow	118.0 miles	2 hrs 02 mins



RATES

Current rateable value is £171,000.

TENURE

The premises is to be sold on a freehold basis or to be let by way of a new lease on terms to be agreed.

ASKING PRICE

The quoting rent / price is available upon application.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs incurred.

ANTI-MONEY LAUNDERING REGULATIONS

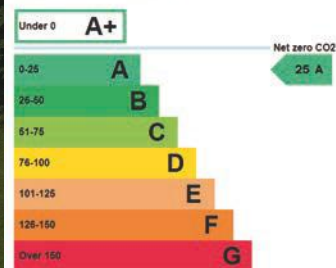
Under both HMRC and RICS guidance as property agents we are obliged to undertake AML diligence for both the purchasers and vendors (our client) involved in a transaction. In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser or new lessee.

ENERGY PERFORMANCE CERTIFICATE

The property benefits from an EPC rating of '25A'

Energy rating and score

This property's energy rating is A+.



FURTHER INFORMATION

Parties are advised to note interest with the letting agents.

Viewings are by appointment only. parties are advised to note interest with the below agents:

Harvey Pearson

07387 165367

hp@hexagoncommercial.co.uk

Jack Summers

07446 912228

js@hexagoncommercial.co.uk

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01384 374888
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(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

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