

TO LET



KINGS NORTON
BUSINESS CENTRE

BIRMINGHAM B30 3HH

4 Queens Drive

**FULLY
REFURBISHED**



INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES
2,995 SQ FT (278 SQ M)

- 4.8m eaves height
- 10 car parking spaces
- Immediately available
- Landscaped environment
- 24 hour on site security
- CCTV
- Excellent road and rail links

www.kingsnortonbusinesscentre.co.uk



DESCRIPTION

KINGS NORTON BUSINESS CENTRE provides over 800,000 sq ft of industrial, warehouse, showroom and office accommodation. Conveniently located it is widely recognised as the prime business location in South Birmingham and is home to local, national and international businesses including, Bristol Street Motors, Screwfix, Euro Car Parts, Birmingham University and the NHS. The estate provides onsite security, CCTV, Estate lighting and a landscaped business park environment.

ACCOMMODATION (GEA)

Description	sq m	sq ft
Warehouse	244.86	2,639
Offices	33.14	356
Total	278.00	2,995

SPECIFICATION

WAREHOUSE

- Modern semi detached warehouse
- Fully refurbished
- Steel portal framed construction
- Heating and lighting
- Level access loading door
- 4.8m eaves height

OFFICES

- Office accommodation
- Suspended ceilings with inset lighting
- Double glazed windows
- Toilet facilities

External

- Loading to front
- Designated car parking

EPC

The energy rating of this building is D85.

Rent/Terms

On application.

Planning

The building is suitable for B1(c), B2 and B8 uses which covers light industrial, general industrial and storage and distribution.

Business rates

Rateable Value (2010) To be reassessed

COMMUNICATIONS

ROAD (DISTANCES)

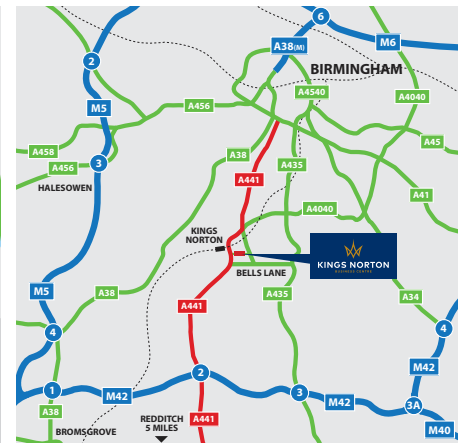
M42 J2	4.4 miles
Bham City Centre	4.9 miles
Bham Airport	13.2 miles

RAIL (TIMES)

Kings Norton	1 min
Bham New Street	16 mins
Redditch	25 mins

BUS (ROUTES)

Cofton Park - 47	17 mins
Bham City Centre - 45,47	21 mins
Solihull - 49	45 mins



harrislamb
PROPERTY CONSULTANCY
0121 455 9455
Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP
www.harrislamb.com

CUSHMAN & WAKEFIELD
0121 697 7333
cushmanwakefield.co.uk

www.kingsnortonbusinesscentre.co.uk

Neil Slade
neil.slade@harrislamb.com

John Sambrooks
john.sambrooks@cushwake.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2016.