



# KINGS NORTON

BUSINESS CENTRE  
BIRMINGHAM B30 3HN

38 Sovereign Road

**TO LET**

**INDUSTRIAL/STORAGE  
UNIT**

**1,252 sq ft (116.31 sq m)**

Trade Counter/Starter Unit 24 hour estate security

Open plan office with heating and lighting Excellent road and rail links

Loading area and door to rear Parking to front of unit



[www.kingsnortonbusinesscentre.co.uk](http://www.kingsnortonbusinesscentre.co.uk)

**DESCRIPTION**

Kings Norton Business Centre provides over 800,000 sq ft of industrial/warehouse, showroom and office accommodation playing a major role in the local community with well known occupiers such as Bristol Street Motors, Screwfix, Euro Car Parts, Birmingham University and the NHS.



**SPECIFICATION**

**Warehouse**

- Single storey, single bay mid terrace brick unit
- Roller shutter door
- Warehouse lighting

**Offices**

- Reception and open plan office
- Heating and lighting provided
- Carpeted throughout
- WC accommodation

**External**

- Parking to front of the unit
- Loading area to rear

**ACCOMMODATION (GEA)**

Description	sq ft	sq m
Warehouse	982	91.23
Offices	270	25.08
<b>TOTAL</b>	<b>1,252</b>	<b>116.31</b>

**EPC**

The energy rating for this building is E1 I18.

**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 (2019) £9,900.00



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M42 J2  
Bham City Centre  
Bham Airport

4.4 miles  
4.9 miles  
13.2miles



Kings Norton  
Bham New Street  
Redditch

1 min  
16 mins  
25 mins



Cotton Park - 47  
Bham City Centre  
Solihull - 49

17 mins  
21mins  
45 mins



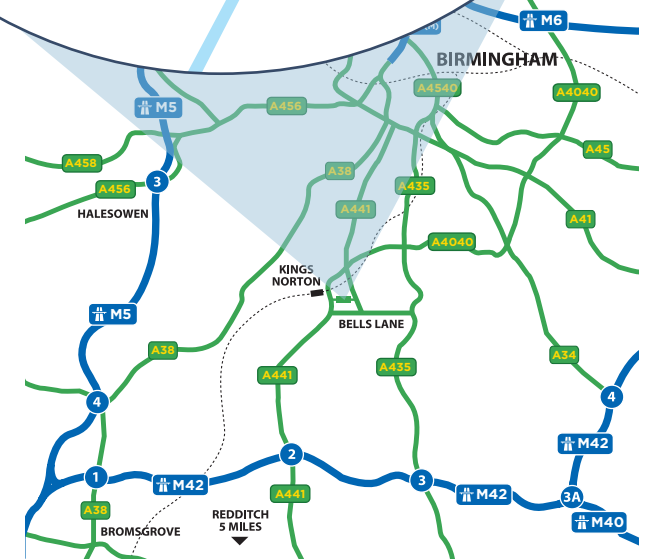
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