

TO LET



KINGS NORTON
BUSINESS CENTRE

BIRMINGHAM B30 3HZ

16 Castle Road

**FULLY
REFURBISHED**



**MODERN INDUSTRIAL/WAREHOUSE UNIT WITH
OFFICES OF 4,599 SQ FT (427 SQ M)**

- Fully refurbished
- 6.4m eaves height
- 13 car parking spaces and yard area
- Excellent road and rail links
- CCTV
- Landscaped environment
- Open plan offices
- 24 hour on site security

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
Ground Floor Warehouse	337.13	3,629
First Floor Office	90.11	970
Total	427.24	4,599

SPECIFICATION

WAREHOUSE

- Fully refurbished
- 6.4m eaves
- Painted concrete floor
- Fluorescent strip lighting and inset translucent roof lights
- 1 level access door
- 10% roof lights
- Concrete Yard

OFFICES

- Fully refurbished
- Ground and first floor offices
- Reception and male and female w/c facilities
- Gas central heating system and LG7 lighting

EPC

The energy rating of this building is C75.

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) £30,750.

COMMUNICATIONS

ROAD (DISTANCES)

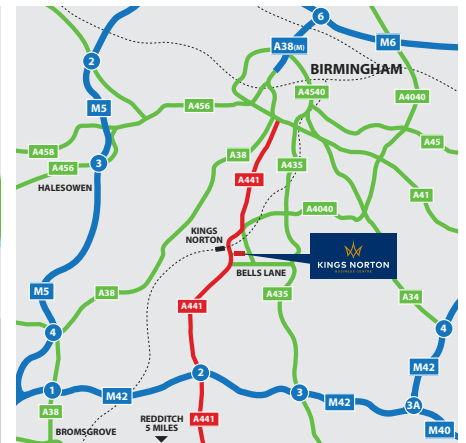
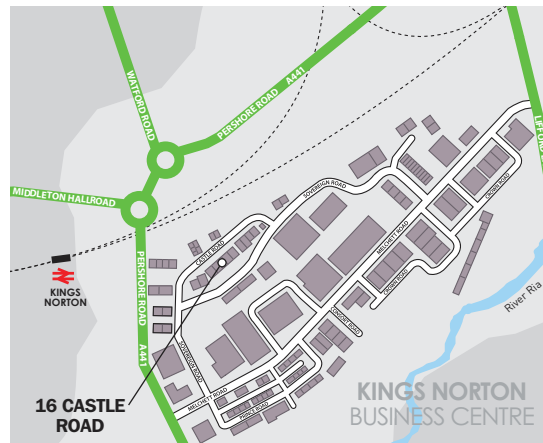
M42 J2	4.4 miles
Bham City Centre	4.9 miles
Bham Airport	13.2 miles

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

Neil Slade

neil.slade@harrislamb.com

John Sambrooks

john.sambrooks@cushwake.com

www.kingsnortonbusinesscentre.co.uk

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.