

TO LET



KINGS NORTON
BUSINESS CENTRE

BIRMINGHAM B30 3HP

67 Melchett Road

**FULLY
REFURBISHED**



**A MODERN END-OF-TERRACE INDUSTRIAL/
WAREHOUSE UNIT OF 7,974 SQ FT (741 SQ M)**

- Main road frontage
- Steel portal frame construction
- 2 storey offices
- 6.8 m eaves height
- Landscaped environment
- 24 hour on site security
- 16 car parking spaces
- Excellent road and rail links
- CCTV

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 Offices	126.46	1,361
First Floor Offices	88.69	954
Warehouse	525.66	5,659
Total	740.81	7,974

SPECIFICATION

WAREHOUSE

- Steel portal frame construction
- 6.8m eaves height
- 1 up and over loading door
- Heating and lighting

EXTERNAL

- Concrete yard
- 16 car parking spaces

OFFICES

- Open plan office layout
- Suspended ceiling with Cat 2 lighting
- Double glazed windows
- Male/female toilets
- Kitchenette

EPC

The energy rating of this building is E-117

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 (2017) £48,500.

COMMUNICATIONS

ROAD (DISTANCES)

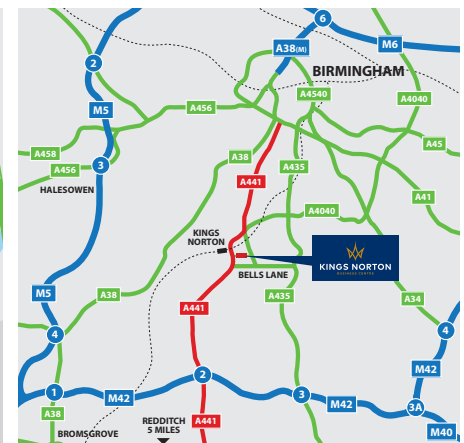
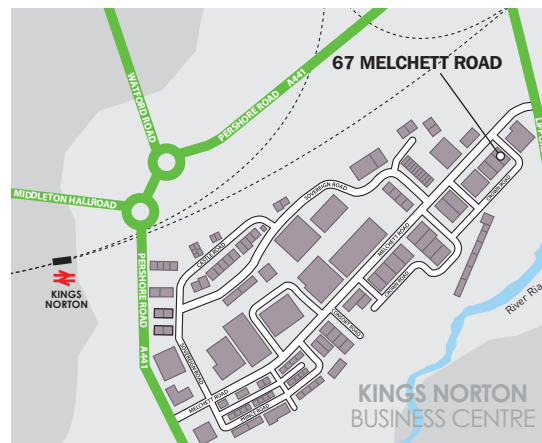
M42 J2	4.4 miles
Bham City Centre	4.9 miles
Bham Airport	13.2 miles

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



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