

TO LET



KINGS NORTON
BUSINESS CENTRE

BIRMINGHAM B30 3HY

7 Crown Road



**INDUSTRIAL/WAREHOUSE UNIT OF
7,975 SQ FT (741 SQ M)**

- Steel portal frame construction
- 2 storey offices
- 6.5m eaves height
- Landscaped environment
- 24 hour on site security
- On-site car parking
- Excellent road and rail links
- CCTV
- Can be combined with Unit 5 Crown Road to provide 14,590 sq ft

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	741	7,975
Total	741	7,975

SPECIFICATION

WAREHOUSE

- Steel portal frame construction
- 6.5m eaves height
- 1 up and over loading door
- Heating and lighting

EXTERNAL

- Concrete yard
- On-site car parking

EPC

The energy rating of this building is D88

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

To be reassessed.

COMMUNICATIONS

ROAD (DISTANCES)

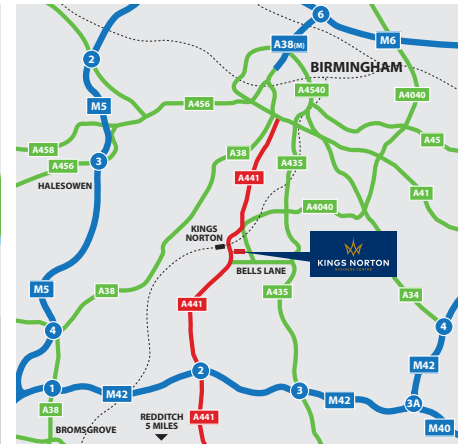
M42 J2	4.4 miles
Bham City Centre	4.9 miles
Bham Airport	13.2 miles

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



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