

TO LET



KINGS NORTON
BUSINESS CENTRE

BIRMINGHAM B30 3HB

18 - 24 Prince Road Enterprise Centre

**BUSINESS
RATES FREE
FROM APRIL 2017**

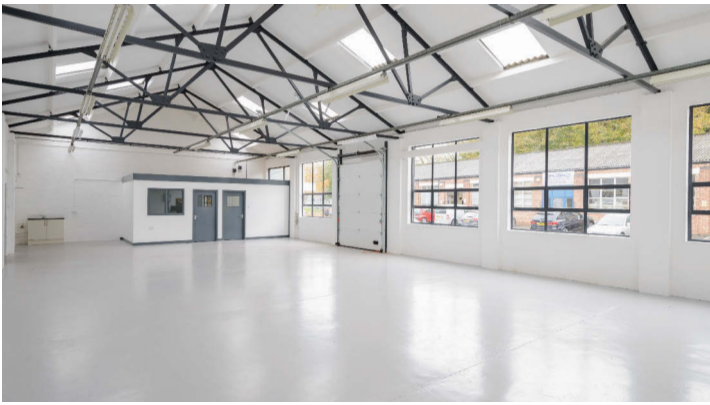
**FULLY
REFURBISHED**



STARTER UNITS FOR GROWING BUSINESSES
1,609 - 2,382 SQ FT (149 - 221 SQ M)

- Warehouse/workshop units
- Office accommodation
- Level door access
- Excellent road and rail links
- Landscaped environment
- 24 hour on site security / 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.

SPECIFICATION

- 4.25m eaves height
- Painted concrete floor
- Fluorescent strip lighting and inset translucent roof lights
- 1 level access door per unit
- New roof lights (10%)
- Comprehensively refurbished

ACCOMMODATION (GEA)

Unit	sq m	sq ft	EPC	Rateable Value
Unit 18	221	2,382	E-122	£13,000
Unit 20	151	1,623	G-162	£10,000
Unit 22	149	1,609	F-131	£9,900
Unit 24	151	1,628	G-160	£9,900

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

Some units with a rateable value of under £12,000 per annum may qualify for zero rates payable from April 2017. Further information from the agents.

COMMUNICATIONS

ROAD (DISTANCES)

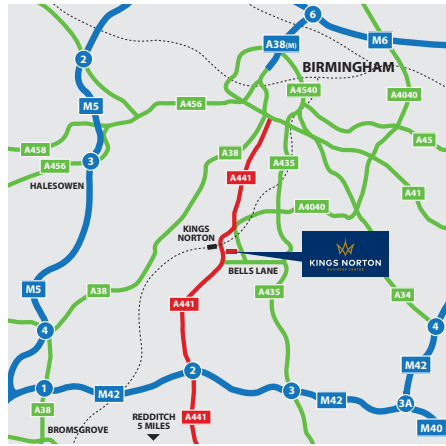
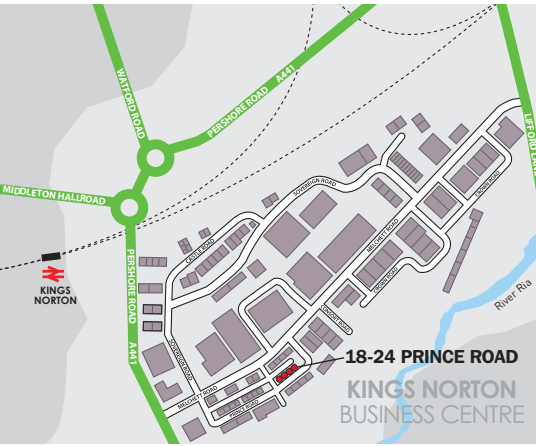
- M42 J2 4.4 miles
- Bham City Centre 4.9 miles
- Bham Airport 13.2 miles

RAIL (TIMES)

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

BUS (ROUTES)

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



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