

**TO LET**



**KINGS NORTON**  
BUSINESS CENTRE

BIRMINGHAM B30 3HB

# Prince Road Enterprise Centre

**BUSINESS  
RATES FREE  
FROM APRIL 2017**

**TO BE  
REFURBISHED**



**STARTER UNITS FOR GROWING BUSINESSES  
FROM 1,600 SQ FT (149 SQ M)**

- Warehouse/workshop units
- Excellent road and rail links
- CCTV
- Landscaped environment
- 24 hour on site security

[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. 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

### WAREHOUSE

- 4.25m eaves height
- Painted concrete floor
- Fluorescent strip lighting and inset translucent roof lights
- 1 level access door
- 10% roof lights
- Concrete Yard

## ACCOMMODATION (GEA)

Unit	sq m	sq ft	EPC	Rateable Value
Unit 6	149	1,604	G-195	£10,000
Unit 8	150	1,614	G-195	£10,000
Unit 10	151	1,636	G-195	£10,250
Unit 12	152	1,644	G-226	£10,500
Unit 14	147	1,589	G-195	£10,250
Unit 16	149	1,600	G-226	£9,900
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.

## COMMUNICATIONS

### ROAD (DISTANCES)

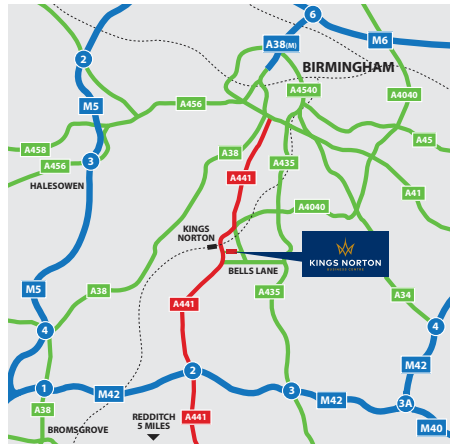
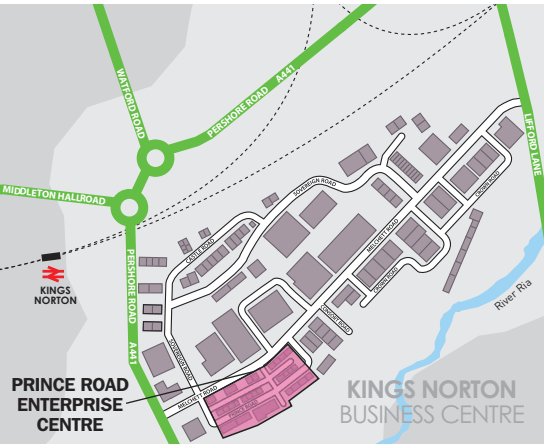
- M42 J2 4.4 miles
- Bham City Centre 4.9 miles
- Bham Airport 13.2 miles

### 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**  
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