



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HY

10 -12 Castle Road

TO LET

**WAREHOUSE UNIT
WITH OFFICES**

9,128 sq ft (847.99 sq m)

Can be split to provide units from
4,000 sq ft (372 sq m) approx

Main Road Frontage

24 hour estate security

Steel portal frame
construction

Excellent road and
rail links

6.4m clear height

2 level access loading
doors



To Be
Refurbished



www.kingsnortonbusinesscentre.co.uk

DESCRIPTION

Kings Norton Business Centre provides over 800,000 sq ft of industrial/warehouse, showroom and office accommodation playing a major role in the local community with well known occupiers such as Bristol Street Motors, Screwfix, Euro Car Parts, Birmingham University and the NHS.

SPECIFICATION

Warehouse

- Steel portal frame construction
- 2 level access loading doors
- Painted concrete floor
- Gas fired blower heaters
- 6.4m clear height
- 10% roof lights
- LED lighting

Offices

- Ground and first floor offices
- Male/female toilets
- Kitchenette
- LG7 compliant lighting
- Suspended ceilings

External

- Concrete yard/car parking



ACCOMMODATION (GEA)

Description	sq ft	sq m
Warehouse	6,269	582.40
Ground Floor Offices	1,011	93.91
First Floor Offices	1,848	171.68
TOTAL	9,128	847.99

(Can be split to provide units from 4,000 sq ft (372 sq m) approx

EPC

The energy rating for this building is C-72.

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) £54,000.00

www.kingsnortonbusinesscentre.co.uk



M42 J2
Bham City Centre
Bham Airport

4.4 miles
4.9 miles
13.2miles



Kings Norton
Bham New Street
Redditch

1 min
16 mins
25 mins



Cotton Park - 47
Bham City Centre
Solihull - 49

17 mins
21mins
45 mins



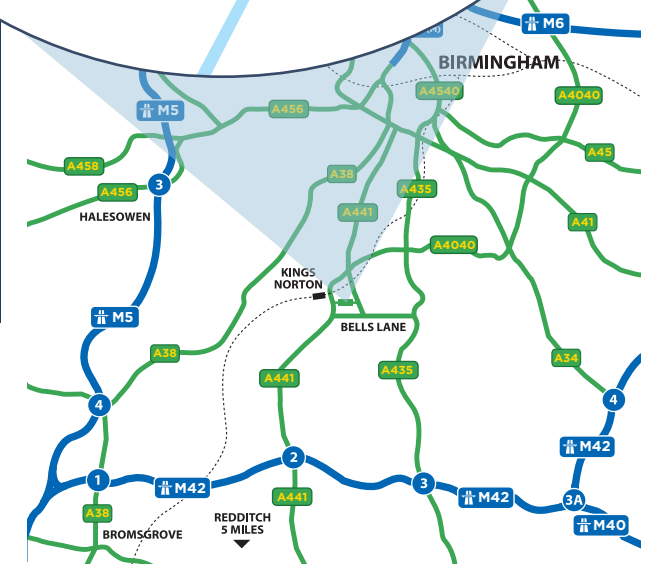
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