



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HG

5 - 7 Melchett Road

TO LET

MODERN INDUSTRIAL/ OFFICE UNIT

5,722 sq ft
(531.6 sq m)

Main Road Frontage

6.4m eaves height

Suitable for trade counter
use

24 hour estate security

Excellent road and
rail links

Loading & yard area to
the side



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
- Level access loading door
- 6.4m eaves height
- Heating and lighting

External

- 8 car parking spaces
- Loading area

Offices

- Ground/First Floor
- Suspended ceilings with inset lighting
- Heating
- Double glazed windows
- Toilets



ACCOMMODATION (GEA)

Description	sq ft	sq m
Ground Floor Offices	1,735	161.2
First Floor Offices	1,735	161.2
Warehouse	2,252	209.2
Total	5,722	531.6

EPC

The energy rating for this building is D-83.

RENT/TERMS

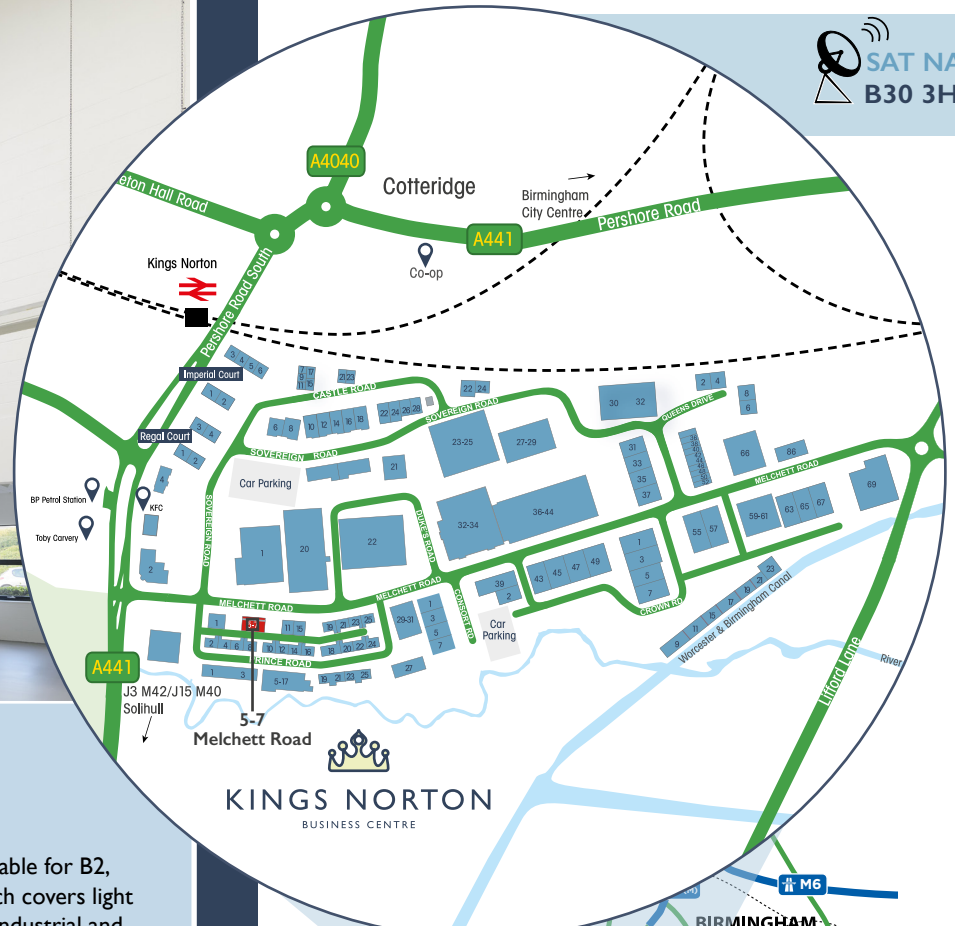
On application.

PLANNING

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

BUSINESS RATES

Rateable Value (2017) £42,000.



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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

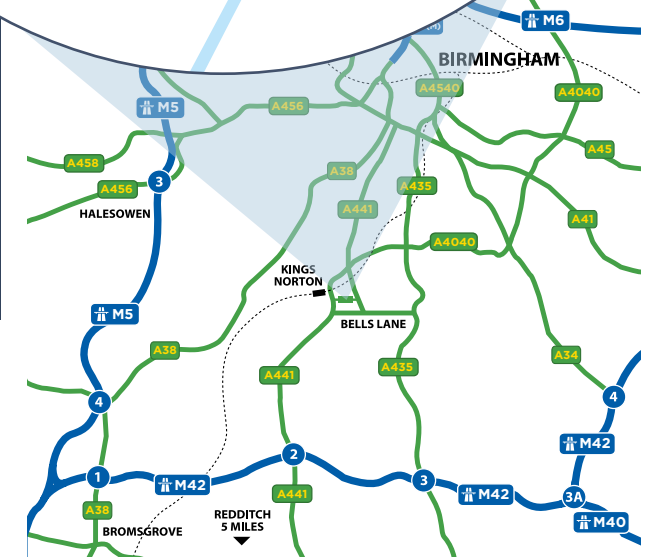
17 mins
21mins
45 mins

harrislamb
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