

35 Sovereign Road

TO LET

MODERN INDUSTRIAL/ **WAREHOUSE UNIT**

5,034 sq ft (467 sq m)

Main Road Frontage

5.5m eaves height

Suitable for trade counter

use

24 hour estate security

Excellent road and rail links

Loading & yard area to the rear

















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

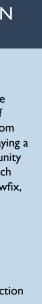
- Steel portal frame construction
- · Level access loading door
- 5.5m eaves height
- · Heating and lighting

External

- Car parking
- · Loading area

Ground Floor Offices

- Suspended ceilings
- New LED lighting
- · Double glazed windows
- Toilets



ACCOMMODATION (GEA)

TOTAL	5.034	467.7
Warehouse	3,808	353.8
Ground Floor Offices	1,226	113.9
Description	sq ft	sq m

EPC

The energy rating for this building is C-65.

RENT/TERMS

On application.

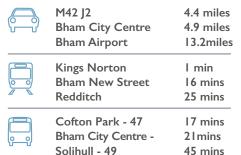
PLANNING

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

BUSINESS RATES

On application.

www.kingsnortonbusinesscentre.co.uk

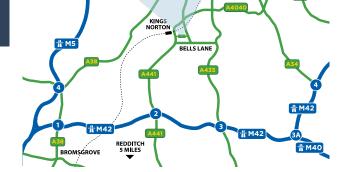




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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2020.

Cotteridge

KINGS NORTON

BUSINESS CENTRE

35 Sovereign Road

BIRMINGHAM

Kings Norton