



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HN

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



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
- 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)

Description	sq ft	sq m
Ground Floor Offices	1,226	113.9
Warehouse	3,808	353.8
TOTAL	5,034	467.7

EPC

The energy rating for this building is C-65.

RENT/TERMS

On application.

www.kingsnortonbusinesscentre.co.uk



M42 J2
Bham City Centre
Bham Airport

4.4 miles
4.9 miles
13.2 miles



Kings Norton
Bham New Street
Redditch

1 min
16 mins
25 mins



Cofton Park - 47
Bham City Centre -
Solihull - 49

17 mins
21 mins
45 mins



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