



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HN

31-33 Sovereign Road

TO LET

**MODERN INDUSTRIAL/
WAREHOUSE UNIT**

**10,086 sq ft
(937 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
- 2 x Level access loading doors
- 5.5m eaves height
- Heating and lighting

External

- Car parking
- Loading area

Offices

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

ACCOMMODATION (GEA)

Description	sq ft	sq m
Ground/First Floor Offices	2,453	227.9
Warehouse	7,633	709.1
TOTAL	10,086	937.0

EPC

The energy rating for this building is E-116.

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

Upon application.

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



Kings Norton 1 min
Bham New Street 16 mins
Redditch 25 mins



Cotton Park - 47 17 mins
Bham City Centre - 21 mins
Solihull - 49 45 mins

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