



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HG

1 Melchett Road

TO LET

**MODERN INDUSTRIAL/
OFFICE UNIT**

**4,114 sq ft
(382.2 sq m)**

Self Contained Unit

6.4m eaves height

24 hour estate security

Excellent road and
rail links

Loading & yard area



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

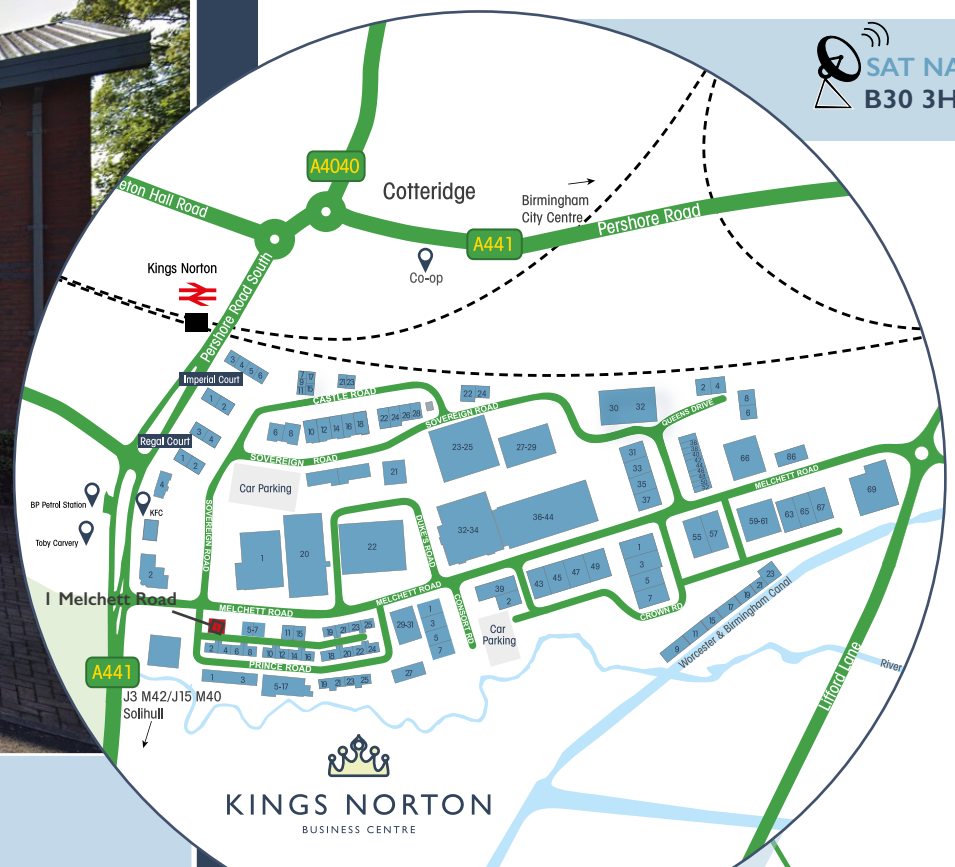
- Steel portal frame construction
- Level access loading door
- 6.4m eaves height
- Heating and lighting

External

- 8 car parking spaces
- Loading area

Offices

- Ground/first floor
- Suspended ceilings and inset lighting
- Heating
- Double glazed windows
- Toilets



ACCOMMODATION (GEA)

Description	sq ft	sq m
Ground Floor Offices	1,226	113.9
First Floor Offices	1,226	113.9
Warehouse	1,662	154.4
Total	4,114	382.2

EPC

To be re-assessed upon completion of refurbishment..

RENT/TERMS

On application.

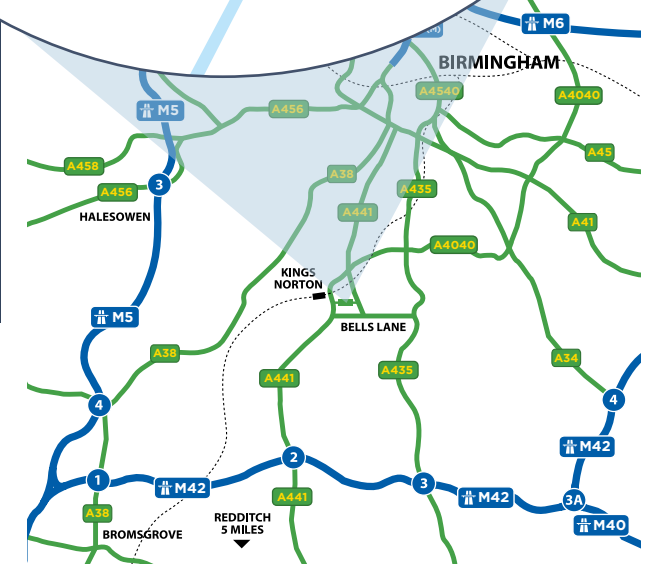
PLANNING

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

BUSINESS RATES

Rateable Value £28,500.

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



Cofton Park - 47
Bham City Centre -
Solihull - 49

17 mins
21mins
45 mins

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