



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HN

21 Crown Road

TO LET

WAREHOUSE UNIT

WITH OFFICES

1,938 sq ft
(180 sq m)

Single Storey Unit

4m eaves height

Internal Offices

24 hour estate security

Excellent road and
rail links

Loading & yard area



www.kingsnortonbusinesscentre.co.uk

DESCRIPTION

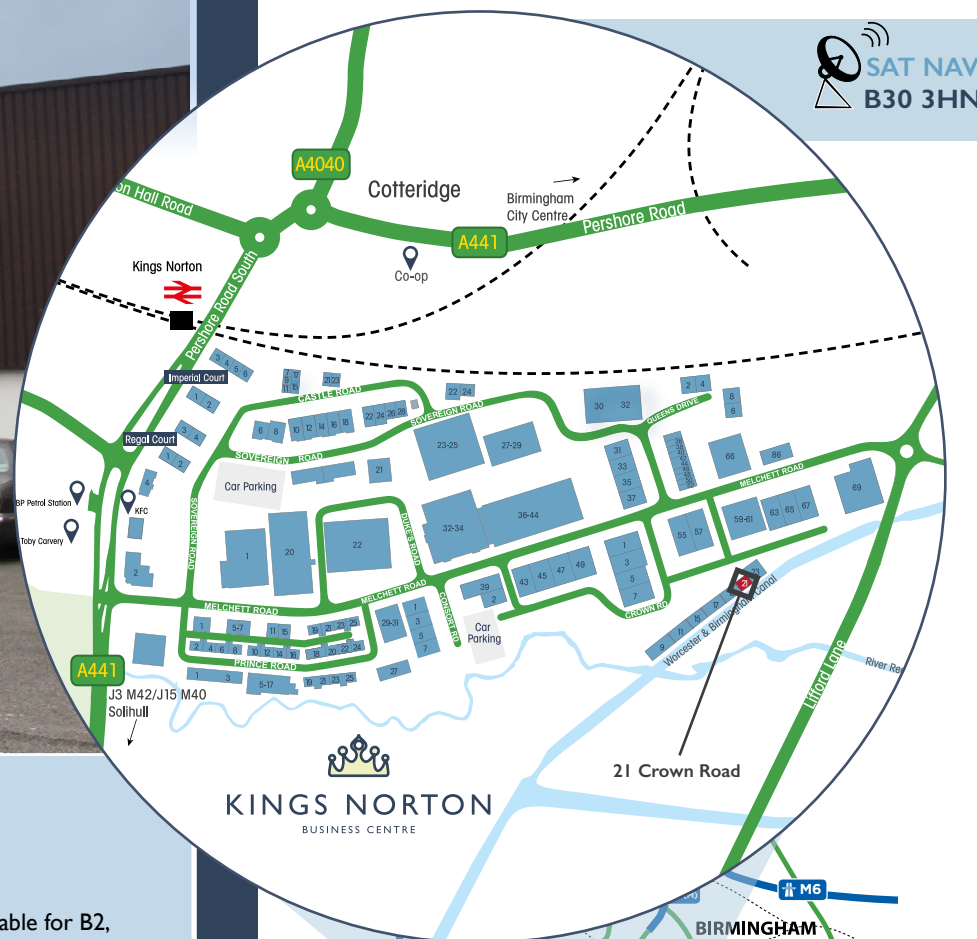
Kings Norton Business Centre provides over 800,000 sq ft of industrial/warehouse, showroom and office accommodation playing a major role in the local community with well known occupiers such as Bristol Street Motors, Screwfix, Euro Car Parts, Birmingham University and the NHS.

SPECIFICATION

- Warehouse**
- Steel portal frame construction
 - Level access loading door
 - 4m eaves height
 - Heating and lighting

- External**
- Car parking to front of unit
 - Loading area

- Offices**
- Open plan
 - Heating
 - Lighting
 - WCs



ACCOMMODATION (GEA)

Description	sq ft	sq m
Warehouse	1,535	142.62
Offices	403	37.40
Total	1,938	180.02

EPC

To be re-assessed upon completion of refurbishment.

RENT/TERMS

On application.

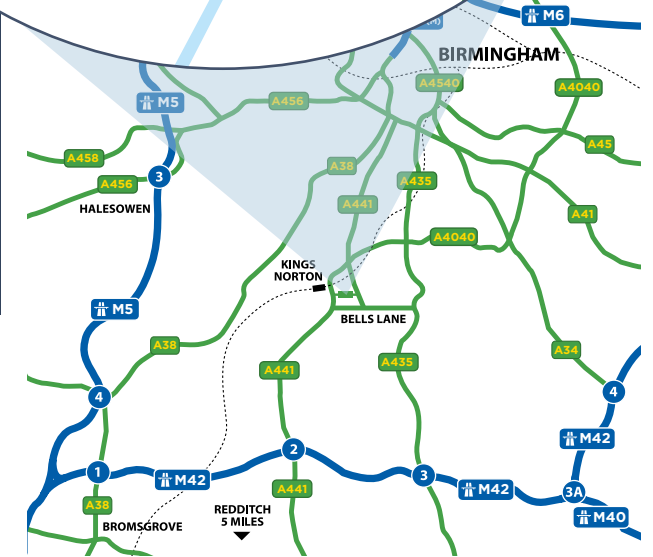
PLANNING




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

BUSINESS RATES

Rateable Value (2023) £24,500.

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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

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