



KINGS NORTON

BUSINESS CENTRE  
BIRMINGHAM B30 3HY

## 23 Crown Road **TO LET**

### WAREHOUSE UNIT WITH OFFICES

**3,673 sq ft** (341 sq m)

1 level access door

4.5m eaves height

Internal Offices

24 hour estate security

Excellent road and rail links

Loading & yard area



TO BE  
REFURBISHED



[www.kingsnortonbusinesscentre.co.uk](http://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
- 1 level access loading door
- LED lighting
- 4.5m eaves height

### Offices

- Suspended ceiling with Cat 2 lighting
- Male/female toilets
- Carpeted floors
- Electric heaters

### External

- Yard/car parking area



## ACCOMMODATION (GEA)

Description	sq ft	sq m
Warehouse	3,673	341
<b>Total</b>	<b>3,673</b>	<b>341</b>

## EPC

The property has a rating of E.

## 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 £26,250.

[www.kingsnortonbusinesscentre.co.uk](http://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

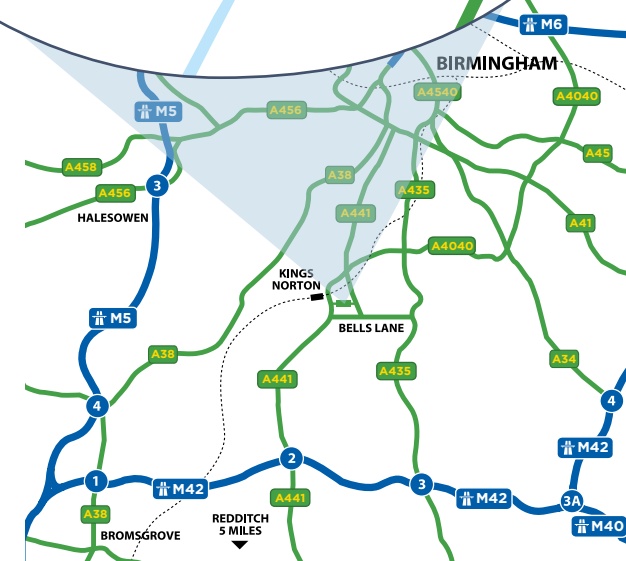
17 mins  
21 mins  
45 mins

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