



# KWB

## TO LET

**2,329 sq ft (216.37 sq m)**

**Self-contained 1<sup>st</sup> floor offices**

**2426 Regents Court,  
The Crescent,  
Birmingham Business Park,  
Birmingham,  
B37 7YE**

- Self-contained office suite with own entrance
- On site car parking
- Established business park location
- Excellent access to motorway network

[www.kwboffice.com](http://www.kwboffice.com)

0121 233 2330

# Property details – 2426 Regents Court

## Description

2426 Regents Court provides a self-contained office suite at first floor level with its own dedicated access at ground floor level and benefits from the following specification:

- Comfort cooling/heating
- Raised access floors for ease of voice, power and data cabling
- Suspended ceilings and recessed lighting
- Double glazed powder coated windows
- Ladies, gents and disabled WC's

The park benefits from 24 hour security team, CCTV coverage, ANPR, and on site management team.

## Accommodation

|             |             |             |
|-------------|-------------|-------------|
| First Floor | 2,329 sq ft | 216.37 sq m |
|-------------|-------------|-------------|

## Car Parking

14 dedicated car parking spaces.

## Tenure

Leasehold on a new lease directly from the landlord.

## Rent

From £19.50 per sq ft.

## Business rates

The property has a rateable value of £40,000 and estimated rates payable of £19,960 per annum for the year 2023/24. Applicants should check these figures with the rating authority.

## Service charge

A service charge is levied for the up keep of the main structure and external areas. Further details available from the agents.

## Energy Performance Certificate

D79.

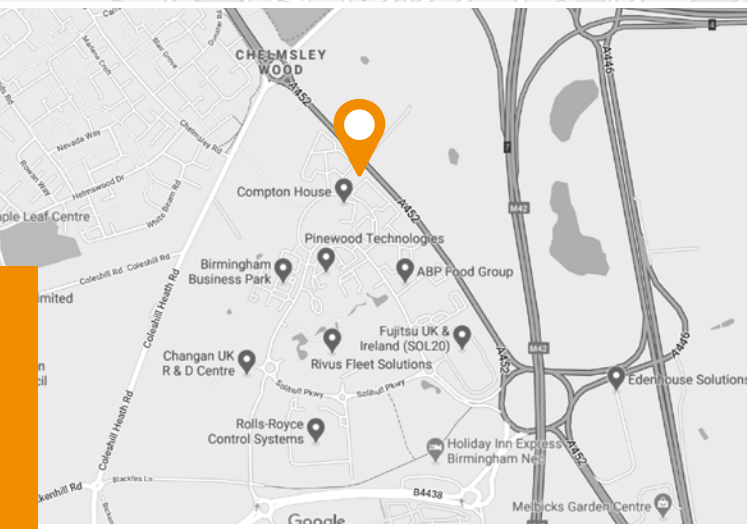
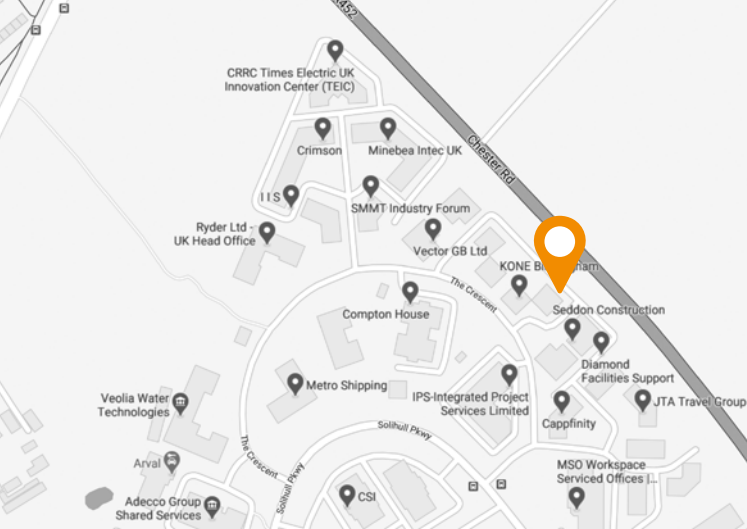
## Legal costs

Each party is to bear their own legal costs incurred in the transaction.

## VAT

VAT is payable on the rent and service charge.





# Location details

**2426 Regents Court,  
The Crescent,  
Birmingham Business Park,  
Birmingham,  
B37 7YE**

Birmingham Business Park is situated 13 miles to the east of Birmingham City Centre, 13 miles to the west of Coventry and 3 miles north of Solihull. The Business Park is the most established out-of-town location in the West Midlands and boasts an impressive range of occupiers.

The road communications are excellent, being situated just off Junction 6 of the M42 which provides access to M6/M6 Toll Road, M40 and the M5. Birmingham International Airport and International Railway Station are within close proximity together with the National Exhibition Centre.



**For further information  
and to arrange a viewing,  
please contact:**

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