

TO LET



Office 2640 Ground Floor, Kings Court

The Crescent, Birmingham Business Park, Birmingham, B37 7YE

Office To Let, Birmingham

3,815 sq ft
(354.43 sq m)

- 3,815 sq ft (354 sq m)
- Modern, light ground floor office suite
- Open plan office space
- Kitchen/break out area and WC facilities
- Meeting rooms
- Suspended ceilings with inset LED lighting
- Raised access floors
- Fully DDA compliant
- Dedi

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Summary

Available Size	3,815 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	£5.50 per sq ft
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	Upon enquiry

Description

The ground floor office delivers a high quality fitted office suite on a highly sought after and well connected business park in the heart of the West Midlands.

The ground floor is available as a whole.

The premises comprise of modern, light ground floor suite which has been fitted out to a high standard with meeting rooms kitchen/breakout area and open plan office space. The space benefits from the following specification:

- Suspended ceilings with inset LED lighting.
- 4 full height glass panel meeting rooms with reception area.
- Raised access floors with floor boxes in situ.
- Male, female and disabled WCs
- Fully DDA compliant.
- Close to Birmingham International Airport and International Station.
- Business Park location.
- Excellent access and communications.
- Dedicated on site car parking for 22 cars.

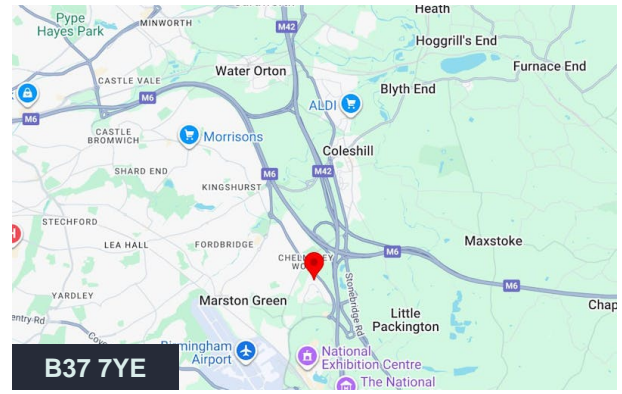
Location

The ground floor office at 2640 Kings Court is situated on the Midlands' largest office park, being a short distance from Junction 4 of the M6 and Junction 6 of the M42. This provides easy access to Birmingham City Centre and the entire West Midlands motorway network. Additionally, Birmingham Airport, NEC, Resorts World and International Railway Station.

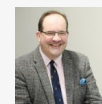
Current park occupiers include Rolls Royce and Uniper, to name but a few. Birmingham Business Park also offers excellent local amenities including a Greggs, CafÉ, Creche, WH Smith and a Dry Cleaner. With Birmingham Airport only a 5 minute drive away, there's a great range of hotel options including Novotel, Hilton, Holiday Inn and ibis.

Terms

The ground floor is available on a new effective full repairing and insuring lease directly from the landlord.



Viewing & Further Information



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