



To Let

6060 Knights Court, Birmingham Business
Park, Solihull Parkway, Solihull, B37 7WY

Unique Self Contained Grade A Office - 13,430 sq ft - 64 car parking spaces

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Location

Birmingham Business Park is the premier and most established business park in the Midlands extending to 96 acres and providing 1,900,000 sq ft of office accommodation.

Situated within a 5 minutes drive of both Birmingham Airport and Birmingham International Railway Station, as well as offering immediate access to the M42 Junction 6 and M6 Junction 4, the park has proved to be consistently successful over a 30 year period in attracting major occupiers.

Existing occupiers include, Goodyear, Rolls Royce, Atos Origin, BT/EE, IMI and Canon.

The business park is a vibrant working environment, with foodie Fridays offering street food being a regular occurrence and the outdoor gym and table tennis tables proving popular.

The amenities on the park includes a WH Smith, Greggs Bakery, a dry cleaners and a childrens nursery.

Description

6060 Knights Court is a 2 storey office building (with a central core) extending to 13,430 sq ft (IPMS3) situated in the centre of Knights Court providing 64 allocated car parking spaces.

The building has been comprehensively refurbished and is ready for immediate occupation.

The specification will included:

- New Suspended Ceilings
- New LED Lighting throughout
- New Carpets
- New WC facilities
- Two Disabled WC's

- Two Showers
- New reception area with feature lighting

Floor areas:

Floor	Sq ft (IPMS3)	Sq m
Ground	6,868	638.10
First	6,562	609.60
Total	13,430	1,247.70

64 car parking spaces (1:210 sq ft)

Tenure

Leasehold

Quoting rent

£25.00 per sq ft per annum

Service charge

£1.72 per sq ft per annum

Business rates

Rates Payable: £87,552 per annum (2021/22)
(£6.52 per sq ft)

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The property benefits from B1a use.

EPC

B (44)

VAT

VAT if applicable will be charged at the standard rate.

Virtual tour <https://vt.ehouse.co.uk/Vt8NyRBpTp3>





**If you would like to know
more please get in touch.**

Adrian Griffith

Principal
+44 (0)121 609 8347
+44 (0)7760 172918
adrian.griffith@avisonyoung.com

Francesca Hodson

Graduate Surveyor
+44 (0)121 609 8768
+44 (0)7920 822663
francesca.hodson@avisonyoung.com

08449 02 03 04

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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3 Brindleyplace, Birmingham B1 2JB

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