



KINGS COURT

BIRMINGHAM BUSINESS PARK • B37 7YE

Self-contained high specification office space

UNIT 2620

11,859 SQ FT (1,102 SQ M)

TO LET





KINGS COURT

Self-contained offices set in a landscaped environment.

Generous parking on a well connected business park.

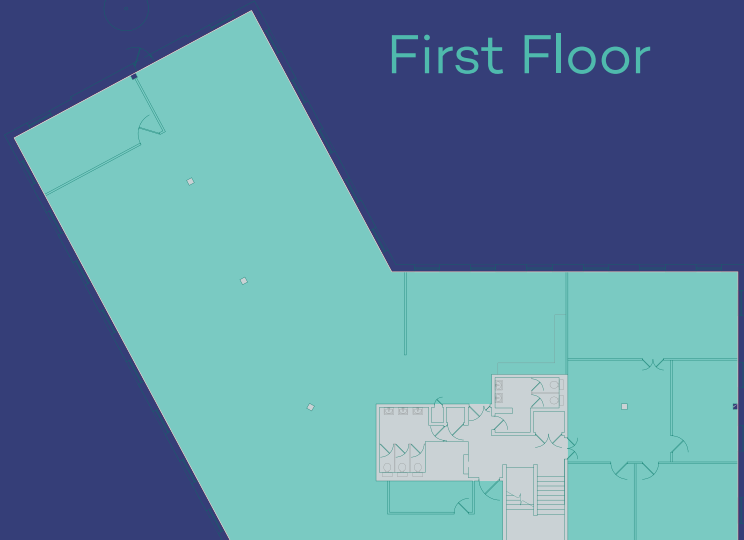
11,859 sq ft (1,102 sq m)

The building delivers a high specification, self contained, Grade A headquarters office on a highly sought after and well connected business park in the heart of the West Midlands.

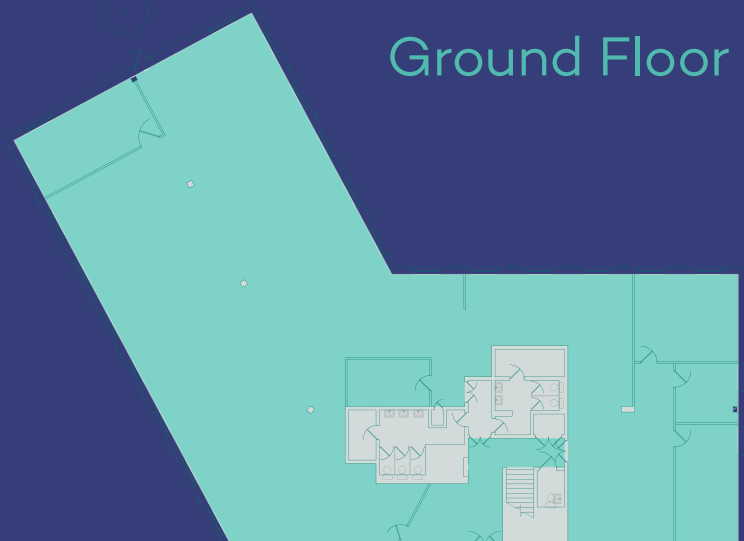
The building is available as a whole, and consideration to letting on a floor by floor basis will be given.



Photos taken pre-fit out showing original open plan configuration



First Floor



Ground Floor

UNIT 2620

11,859 SQ FT (1,102 SQ M)



**Grade A
specification**



**Close to
Birmingham
Airport and
International
Station**



**Business
Park
location**



**Excellent
access and
communications**



**Dedicated
on-site parking
for 66 cars.
Parking ratio
1:177 sq ft**



**New
FRI lease
terms**


KINGS COURT
UNIT 2620



UNIT 2620	NET INTERNAL AREA (NIA)	
	SQ M	SQ FT
Ground Floor	548.68	5,905.94
1st Floor Office	553.02	5,952.65
UNIT 2620 SUB-TOTAL	1,101.70	11,858.59



KINGS COURT

Situated on the Midlands' largest office park.

OVER 140
companies within a
147 ACRE SITE



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.



UNIT 2620

11,859 SQ FT (1,102 SQ M)

Birmingham Business Park

Occupiers & amenities include:



Specification

The property benefits from a modern reception and common areas, attractive landscaping and reconfigured car parking together with a state of the art internal specification including:



Suspended ceilings with inset LED lighting



High specification VRF fan coil air conditioning



150mm raised access floors



Male, Female and disabled WCs



High specification Male and Female showers



Fully DDA compliant

Drivetimes

TOWN	MILES	TIME
Birmingham Airport	2	5 mins
M6 (J4a)	5.4	9 mins
M42 (J6)	6.8	12 mins
Coventry	11.3	21 mins
Birmingham	14	26 mins
Leicester	36.9	52 mins
Nottingham	46.6	1 hr 4 mins



KINGS COURT UNIT 2620

Location

2620 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 are within a 5 minute drive.

Lease Terms

The building is available as a whole, and consideration to letting on a floor by floor basis will be given.

Rent

Available upon application.

VAT

VAT is payable at the prevailing rate.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. The rates payable for 2024/25 are £110,838 per annum or £9.47 psf. We recommend that interested parties make their own enquiries to the local authority.

Estate Charge

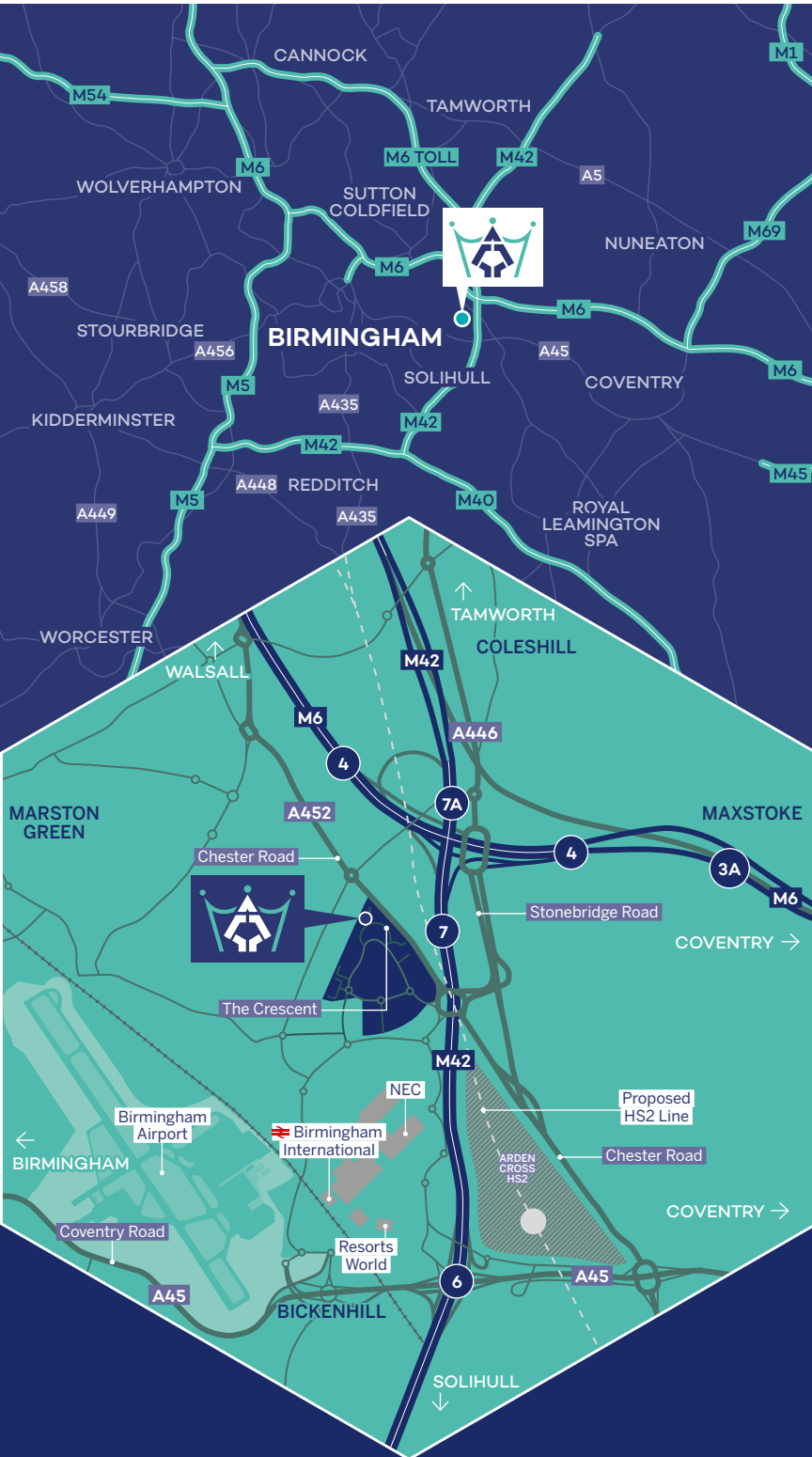
An estate charge will be levied toward the cost of the maintenance of Kings Court and the wider common areas of the estate.

EPC

EPC rating of B 49.



What3Words
boost.slip.decent



Further Information

Please contact the sole joint agents:

0121 561 7888
fishergerman.co.uk



Charles Warrack Partner
charles.warrack@fishergerman.co.uk
07977 512 965 • 0121 561 7885

Ellie Fletcher Surveyor
ellie.fletcher@fishergerman.co.uk
07974 431243 • 0121 389 1507

0121 233 2330



kwboffice.com

Malcolm Jones
Director
mjones@kwboffice.com
07825 848 425
0121 212 5992

Misrepresentation While every effort has been made to ensure that these particulars provide a true and fair summary of the property, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this property. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the property that liability is excluded to the extent permitted by law from time to time. January 2025.

Created by **CARVE** carve-design.co.uk 16959/7

