



# KWB

## TO LET

**2,900 sq ft  
(269.42 sq m)**

**Light Industrial Unit**

**18 Key Business Park,  
Kingsbury Road,  
Erdington,  
Birmingham,  
B24 9PT**

- Very prominent site on Kingsbury Road
- Great industrial location
- Tall buildings for this size of unit
- Secure site

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0121 233 2330

# Property details – 18 Key Business Park

## Description

The modern single storey unit is part brick build, part steel profile clad, portal framed with concrete floor, electrically operated roller shutter doors, toilet facilities and eaves height of approximately 7.2m.

Generous car parking and loading space is available.

## Accommodation

Unit 18            2,900 sq ft            269.42 sq m

## Location

Key Business Park is situated on Kingsbury Road, Erdington, an established industrial and commercial part of the city. The Estate is well located with easy access to the M6 (J4) at Castle Bromwich and M42 (J9) at Minworth. Additionally, the M6 Toll is accessible from the Sutton Coldfield by-pass (A38) and which leads on to Lichfield, Derby and the M1 motorway.

Kingsbury Road is the main thoroughfare through Birmingham and the estate is very prominent.

## Rent and Service Charge

Unit	Rent pa	Service charge pa
Unit 18	£34,800	£1,680

## EPC

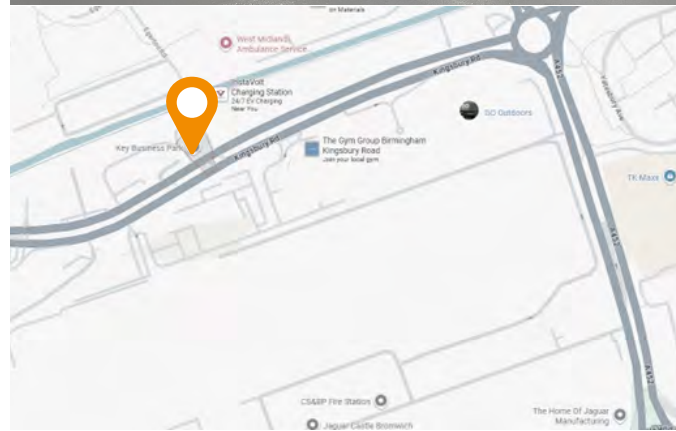
The EPC rating for Unit 18 is D.

## Services

All main services are connected to the unit. KWB have not tested any of the services.

## Legal Costs

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



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

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