



KINGS COURT

BIRMINGHAM BUSINESS PARK • B37 7YE

Ground floor high quality fitted office suite

OFFICE 2640 (GROUND FLOOR)
3,815 SQ FT (354 SQ M)

TO LET





KINGS COURT

Ground floor office set in a landscaped environment.

Generous parking on a well connected business park.

3,815 sq ft (354 sq m)

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.

OFFICE 2640

3,815 SQ FT (354 SQ M)



High quality fitted office



Close to Birmingham Airport and International Station



Business Park location



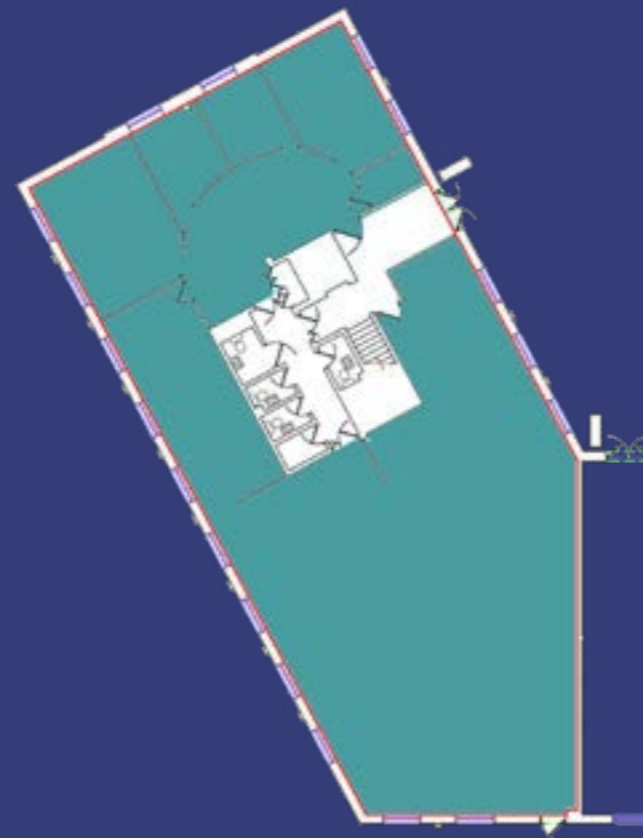
Excellent access and communications



Dedicated on-site parking for 22 cars.



Ground Floor



OFFICE 2640	NET INTERNAL AREA (NIA)	
	SQ M	SQ FT
Ground Floor	3,815	354

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.






Birmingham Business Park

Occupiers & amenities include:



Specification

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**

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

OFFICE 2640

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

Lease Terms

The ground floor is available on a new new effective FRI lease directly form the landlord.

Rent

Available upon application.

VAT

VAT is payable at the prevailing rate.

Business Rates

The occupier will be responsible for the payment of the business rates.

Service Charge

A service charge will be levied by the landlord for the upkeep of the building structure, providing communal services and external landscaping. Further details available from the agents.

EPC

EPC rating of B 34.

 **What3Words**
regime.attend.sounds



Further Information

Please contact the sole joint agents:

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Created by CARVE carve-design.co.uk 16959/7 updated by Kate Henderson April 25.

