



KINGS COURT

BIRMINGHAM BUSINESS PARK • B37 7YE

Self-contained high specification office building
(as whole or by floor)

OFFICE 2635 (TWO STOREY)
5,843 SQ FT (543 SQ M)





KINGS COURT

Whole office (floor by floor considered) to let set in a landscaped environment.

Generous parking on a well connected business park.

5,843 sq ft (543 sq m)

The two-storey office delivers a high quality office suite on a highly sought after and well connected business park in the heart of the West Midlands.

The building is available in its entirety or on a floor by floor basis.

OFFICE 2635

5,843 SQ FT (543 SQ M)



High quality office



Close to Birmingham Airport and International Station



Business Park location



Excellent access and communications



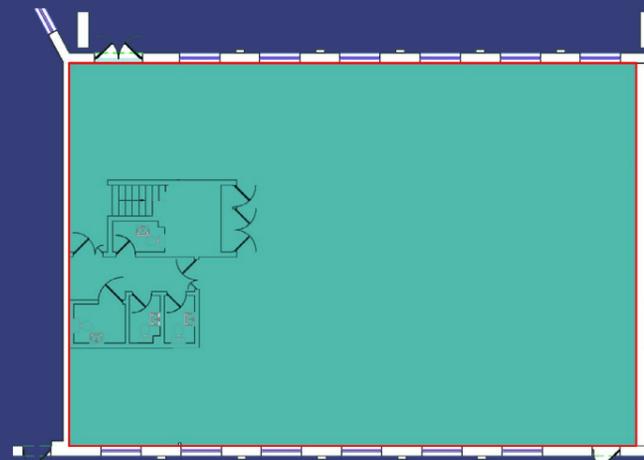
Dedicated on-site parking for 32 cars.



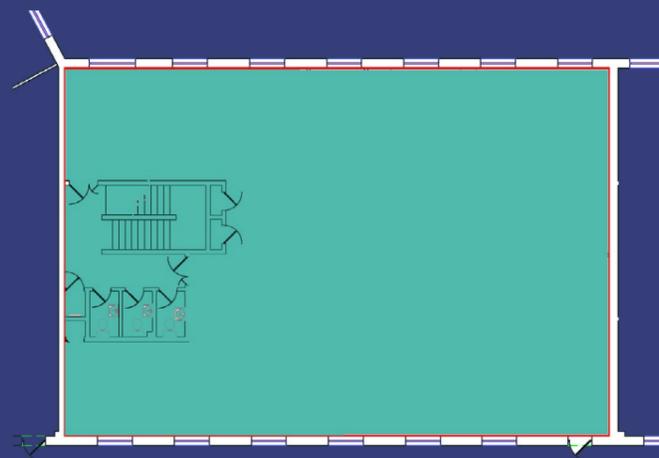
Click [HERE](#) to view a full gallery of 2635



Ground Floor



First Floor



| OFFICE 2635 | NET INTERNAL AREA (NIA) | |
|--------------|-------------------------|------|
| | SQ FT | SQ M |
| Ground Floor | 2,943 | 273 |
| First Floor | 2,900 | 269 |

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 Cleaners.

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

Office 2635 is a 5,843sq ft modern space split across two storeys. The facility boasts a modern open plan office space which has been refurbished to a high standard. 2635 benefits from the following specification:

-  **Suspended ceilings with inset LED lighting & air conditioning**
-  **Open plan**
-  **Superb parking ratio**
-  **Male, Female and disabled WCs**

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 2635

Location

Office 2635 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 two storey office is available on a new effective FRI lease directly from 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 B46.

 **What3Words**
regime.attend.sounds



Further Information

Please contact the sole joint agents:

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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. Updated Kate Henderson March 25 for unit 2640 GF.

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