

**SHORT TERM LEASE AGREEMENTS CONSIDERED**



# KINGS COURT

BIRMINGHAM BUSINESS PARK • B37 7YE

**Ground floor fully fitted high quality office space**

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

**TO LET**



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.



**High quality fitted office**



**Close to Birmingham Airport and International Station**



**Business Park location**



**Excellent access and communications**



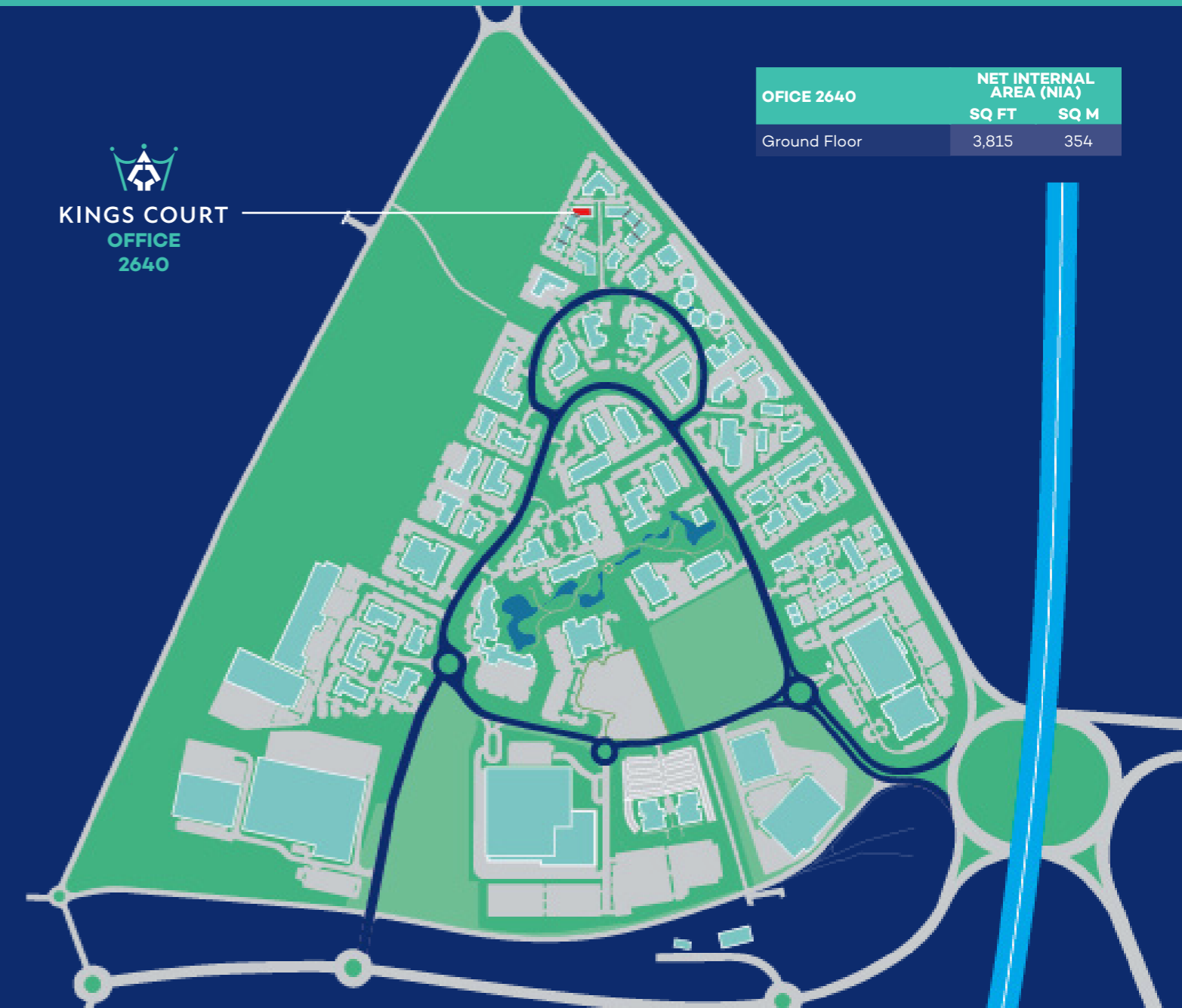
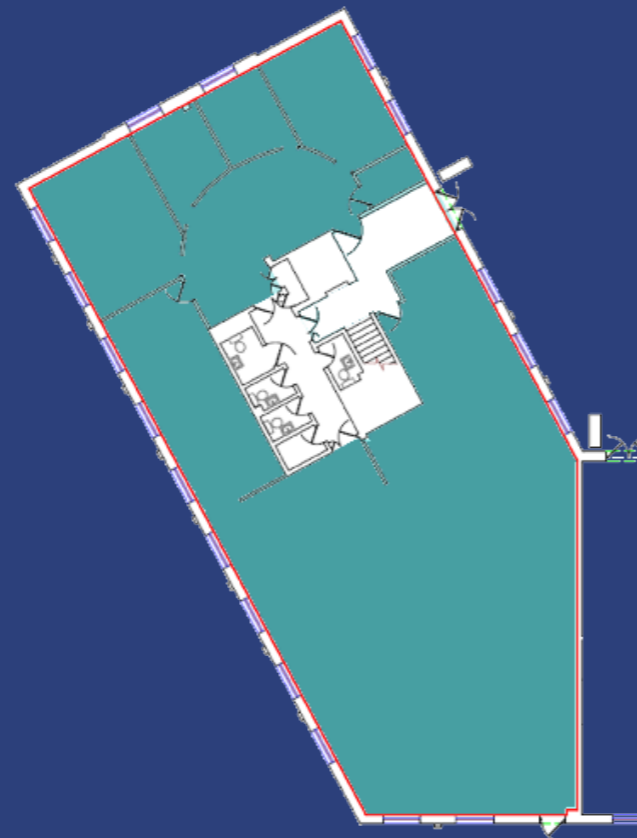
**Dedicated on-site parking for 22 cars.**



Click [HERE](#) to view a full gallery of 2640



### Ground Floor



OFFICE 2640	NET INTERNAL AREA (NIA)	
	SQ FT	SQ M
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. Short term lease agreements considered.

### 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:

**fisher  
german**  
0121 561 7888

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

**James Allison** Graduate Surveyor  
james.allison@fishergerman.co.uk  
07974 519 507 • 0121 827 6672

0121 233 2330  
**KWB**  
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. Updated Kate Henderson March 25 for unit 2640 GF.

