Birmingham Business Park



6180 Knights Court

Ground floor office

virtual tour

TO LET

3,624 sq ft (336.7 sq m)

www.birminghambusinesspark.co.uk



SPACE TO WORK

Ground Floor



open plan
floor plate



new VRF
comfort cooling
system



mineral
fibre suspended
ceiling



LED
lighting



raised
access floor



door
entry system



male
& female WC's



comprehensively
refurbished



21 car
parking spaces



EPC
rating B(44)

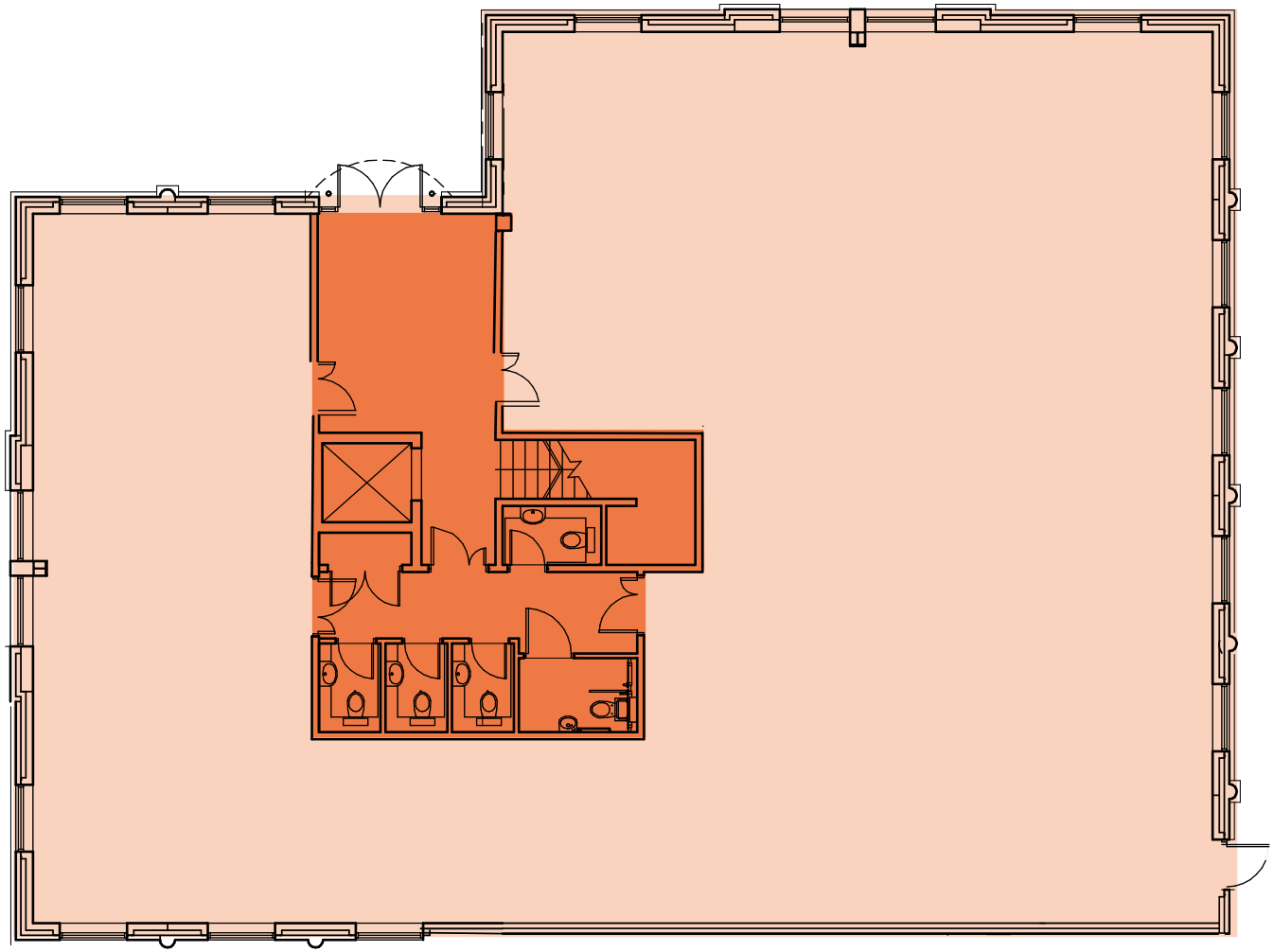


24 hr
on site
security office

FLOOR PLAN

Floor (IPMS3)	sq ft	sq m
Ground	3,624	336.7
Total	**3,624**	**336.7**

21 car parking spaces



Ground Floor



Set in 150 acres of mature parkland, Birmingham Business Park is the most established out of town business park in the Midlands. Home to over 150 companies boasting an impressive range of high profile businesses including IMI, Sulzer and Rolls Royce. A multi award winning top location for walking and cycling and an International Corporate Social Responsibility recognised business park in an unrivalled location.

Birmingham Business Park has a thriving community with Greggs, WH Smith, a café and nursery all on site along with foodie Thursday and other regular activities embracing wellbeing at work.

There is also Resorts World and NEC on the doorstep, offering nationally recognised retail and leisure outlets.

SPACE TO BLOSSOM

- woodland walk
- outdoor gym
- greggs bakery
- events
- e-bikes
- bicycle racks
- food trucks
- independent coffee shop
- wiggles day nursery
- whsmith
- table tennis tables
- giant games
- cycle paths
- wild flower meadow
- park management office







SPACE TO THRIVE

SPACE TO CONNECT



Birmingham International Railway Station nearby has regular train services to many parts of the country.

JOURNEY TIMES

Coventry	10 mins
Birmingham New Street	10 mins
London Euston	1hr 8 mins
Manchester Piccadilly	1hr 48 mins
Bristol Temple Meads	1hr 48 mins
Liverpool	2hr 10 mins
Leeds	2hr 20 mins

Source Google



Birmingham Airport with its international connections is only a short distance away.

JOURNEY TIMES

Paris	1hr 15 mins
Amsterdam	2hr 5 mins
Frankfurt	2hr 50 mins
Madrid	2hr 25 mins
Dubai	6hr 40 mins
New York	6hr 45 mins
New Delhi	8hr 20 mins

Source Google



Access is gained via Junction 6 of the M42 motorway or Junction 4 of the M6 motorway.

JOURNEY TIMES

J6 M42	3 miles	5 mins
J4 M6	2 miles	3 mins
Solihull	8 miles	12 mins
Birmingham	12 miles	22 mins
London	110 miles	1hr 56 mins
Coventry	11 miles	20 mins

Source Google

Just minutes from Junction 6 of the M42, the Park is perfectly located for easy access to all the major road and motorway networks as well as rail and air links, with Birmingham International Railway Station, Birmingham Airport and the proposed HS2 Interchange within close proximity.

The Park sits at the heart of the national motorway network with 75% of the UK population within a 3 hour drive time.



Various bus services operate within and close to the Park offering a comprehensive service across the West Midlands. Autonomous bus servicing the Park to Birmingham International railway station.
Further details:

www.birminghambusinesspark.co.uk/location



HS2 Interchange is currently under construction.

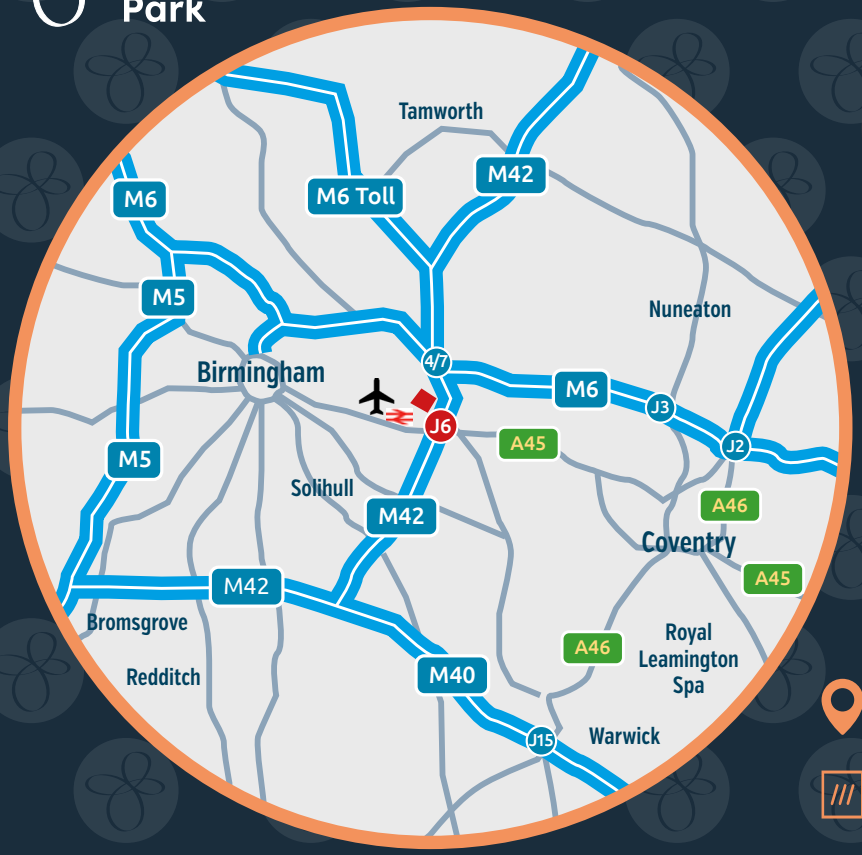


Resorts World BIRMINGHAM
nec
thenec.co.uk

Perfectly positioned within walking distance to Resorts World and the NEC.

Whether you are organising a prestigious conference or exhibition at the internationally acclaimed NEC or grabbing lunch at Resorts World.

Birmingham Business Park





B37 7YB

///hike.foster.elaborate

CONNECT WITH US

www.birminghambusinesspark.co.uk

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Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: • Corporate structure and ownership details • Identification and verification of ultimate beneficial owners • Satisfactory proof of the source of funds for the buyers/funders/lessee. Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contact. All areas quoted are approximate. October 2026.