



To Let

2660 Kings Court, The Crescent, Birmingham Business Park, B37 7YE

Ground Floor | 4,158 sq ft

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2660 Kings Court/ Birmingham Business Park

Description

The ground floor, 2660 Kings Court offers fully fitted office accommodation finished to a high standard comprising a reception/client welcome area, training room, two meeting rooms, a staff breakout area with kitchen, and three separate offices areas capable of being combined to create an open plan layout, if required. The building benefits from a reception, male, female and disabled WCs off.

23 car parking spaces are available including 1 EV charging space.

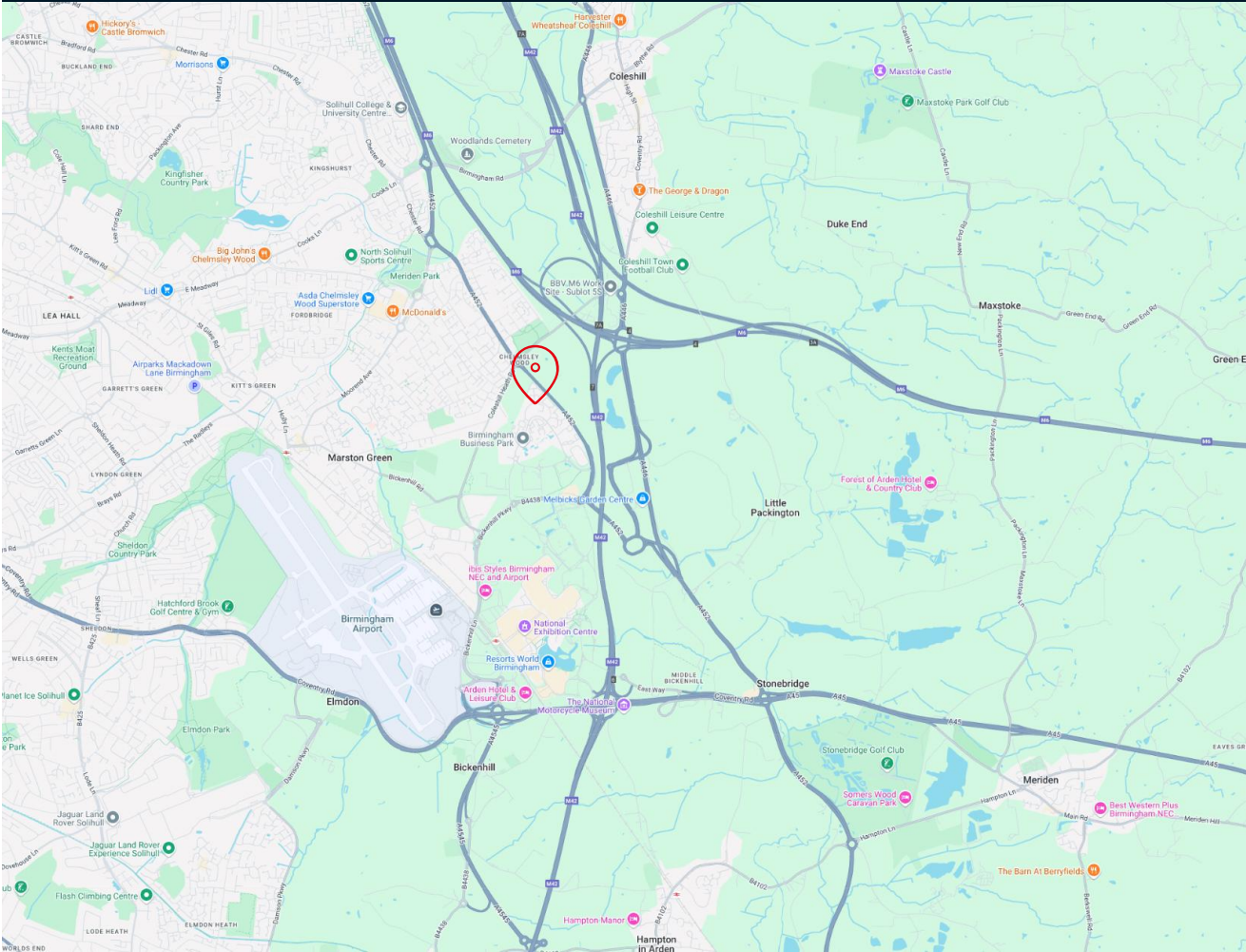
Location

Birmingham Business Park is the prime Midlands out of town office park being home to a variety of occupiers including Rolls Royce, IMI, Pinewood and Goodyear Tyres. A variety of amenities are available on site including a independent coffee shop, Greggs, WHSmith, outdoor street food carts, games, bicycle racks, cycle paths, an outdoor gym and woodland.

The Park is ideally located in close proximity to junction 6 of The M42 and junction 4 of the M6 in turn providing access to the wider Midlands motorway network and Birmingham City Centre. Birmingham Airport and Birmingham International Railway Station are a short distance from the park offering local, regional, national and international connections served by local bus services and the self driving shuttle service. The local road network including A45, A446, A4545 and A452 provide access to surrounding areas.

Accommodation

	Sq ft	Sq m
Ground Floor	4,158	386



2660 Kings Court/ Birmingham Business Park

Specification

The premises provide modern office accommodation following a refurbishment with the following specification: -

- VRF comfort cooling system
- LED Lighting
- Raised access floor
- Access control
- Fitted kitchen
- Mineral fibre suspended ceiling
- Carpeting office space

Service Charge

A service charge is levied toward the maintenance of the building and wider business park. Further details available upon request.

Business Rates

Business rates are payable and interested parties are advised to make their own enquiries with the local authority (Birmingham).

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT is payable at the prevailing rate.

EPC Rating

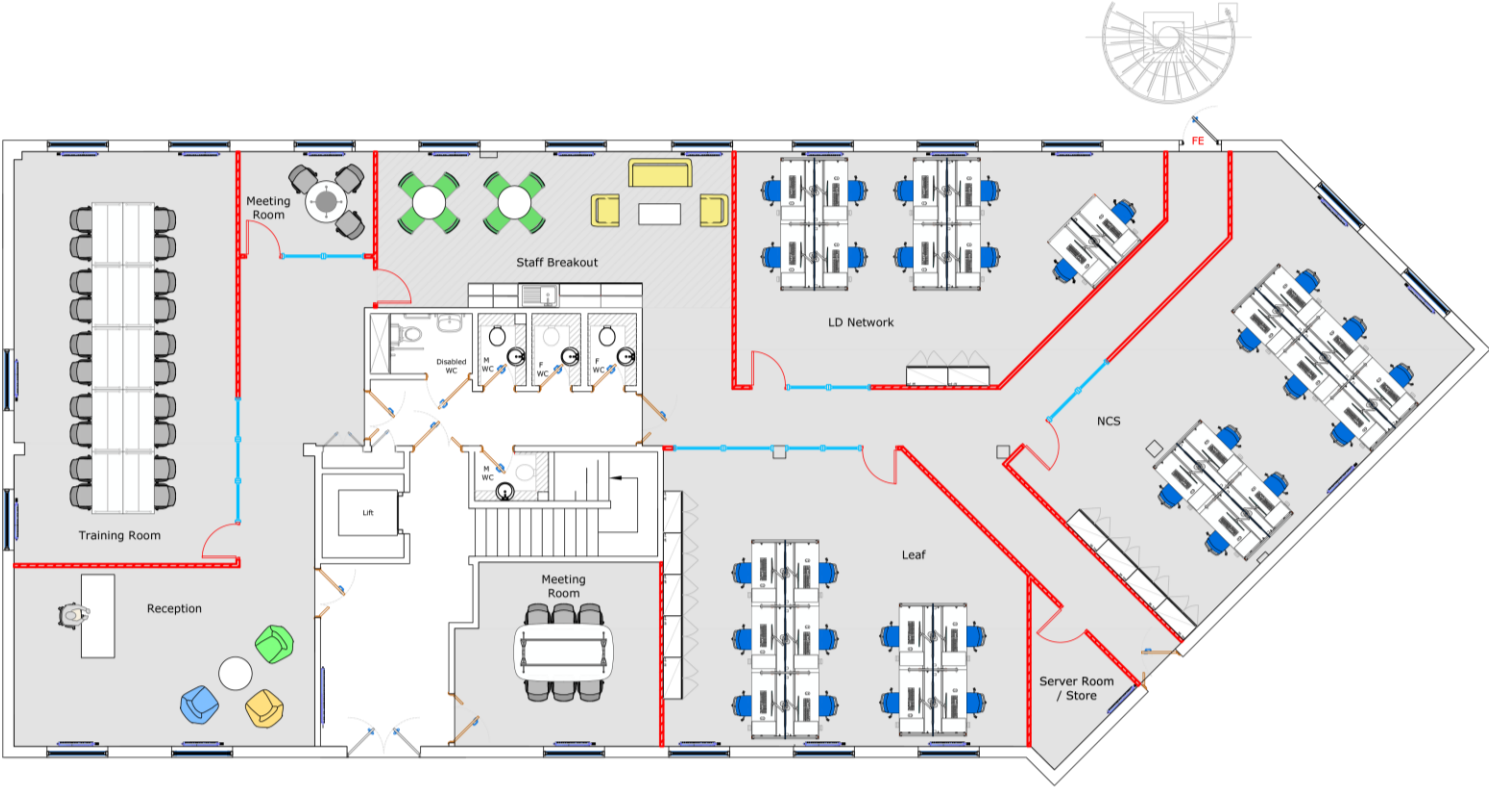
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Terms

Available by way of an assignment of the existing lease or alternatively a sub-letting. Further details available upon request.



Floorplan



Unit 2660 Ground Floor

2660 King Court/ Birmingham Business Park



Viewings

JLL

Steven Hannaford

Steven.hannaford@jll.com

+44 (0)7935 354501

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