



**Birmingham**  
Business Park

FIRST FLOOR  
**6170**  
KNIGHTS COURT

**1,874 SQ FT**

A fully refurbished office suite





SET WITHIN 148 ACRES BIRMINGHAM BUSINESS PARK PROVIDES 2 MILLION SQ FT OF HIGH QUALITY OFFICE SPACE AND IS HOME TO OVER 120 OCCUPIERS.

## SPECIFICATION

The building benefits from the following:

### Internally

- Open plan floor plates
- Centrally heated with the ability to retro fit comfort cooling
- Mineral fibre suspended ceiling
- LED lighting
- Raised access floor
- Door entry system
- EPC rating of C 73
- Male and Female WC's
- Fitted kitchen

### Externally

- Refreshed landscaping with new planting
- 11 car parking spaces (1:170 sq ft)

### The Park benefits from:

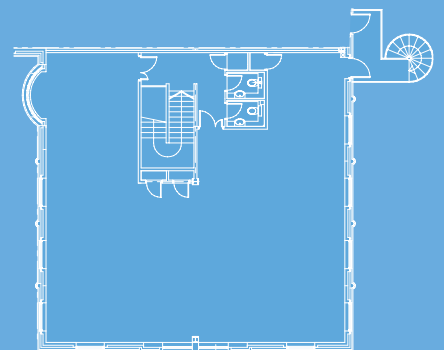
- 24 hr security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Coleshill and Sutton Coldfield

## ACCOMMODATION

IPMS3

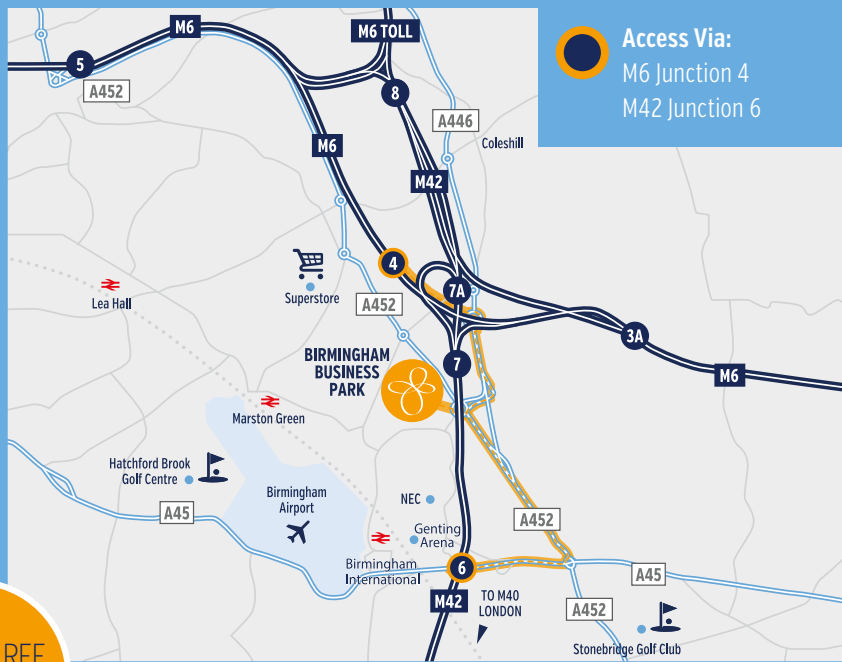
	SQ FT	SQ M
FIRST FLOOR	1,874	170
<b>TOTAL</b>	<b>1,874</b>	<b>174</b>

FIRST FLOOR



# IDEALLY LOCATED

BIRMINGHAM BUSINESS PARK IS CENTRALLY LOCATED CLOSE TO BOTH JUNCTION 6 OF THE M42 AND JUNCTION 4 OF THE M6. ACCORDINGLY THE PARK BENEFITS FROM MULTIPLE CONNECTIONS TO THE MIDLANDS MOTORWAY NETWORK AND EASY ACCESS TO BIRMINGHAM CITY CENTRE. BIRMINGHAM INTERNATIONAL RAILWAY STATION AND BIRMINGHAM AIRPORT ARE MINUTES FROM THE PARK OFFERING EXCELLENT NATIONAL AND INTERNATIONAL CONNECTIONS.



Access Via:  
M6 Junction 4  
M42 Junction 6

SAT NAV REF  
**B377YE**

## COMMUNICATIONS



### RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

Birmingham New Street	10 mins
London Euston	71 mins
Manchester Piccadilly	105 mins
Bristol Temple Meads	115 mins

Source: National Rail Enquiries



### ROAD DISTANCES (AND TIMES)

J4 M6	1.4 miles (3 mins)
J6 M42	3.0 miles (5 mins)
Solihull Town Centre	7.6 miles (12 mins)
Birmingham City Centre	12.3 miles (22 mins)

Source: A to Z Road Atlas



6170  
KNIGHTS COURT

- Bus stops
- Park Management Office
- Bike Repair Stand
- Table Tennis Tables
- Allotments
- Outdoor Gym & Outdoor Games
- Greggs
- WH Smith
- Saffron Café
- Pane e Café
- Outdoor Food Carts
- Crèche
- Dry Cleaning

## VIEWING STRICTLY THROUGH THE JOINT AGENTS



Owned by



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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 contract. All areas quoted are approximate. Updated January 2020.