

**iBOX**

# KINGS NORTON TRADING ESTATE

**TO LET**  
**REFURBISHED INDUSTRIAL UNITS**  
**2,287 - 4,002 SQ FT (212 - 372 SQ M)**

**STOCKMANS CLOSE, KINGS NORTON, BIRMINGHAM • B38 9TS**



# LOCATION

Kings Norton Trading Estate is located in the Kings Norton area of Birmingham approximately 7 miles south of the City Centre and 4 miles north of Junction 2 of the M42. The estate is located between Stockmans Close and Green Lane which is accessed off the Redditch Road (A441).



**KINGS  
NORTON  
TRADING  
ESTATE**



# SPECIFICATION



Refurbished units



Ranging kitchenette and office accommodation



Secure gated estate



On site car parking



Roller shutter doors



Excellent motorway links



## DESCRIPTION

Three industrial / warehouse units set within a professionally managed and secure estate. The units have recently undergone a refurbishment programme which include a redecoration of the warehouse and office accommodation (where applicable), installation of a single, level access, electric roller shutter door, new WCs and LED lighting. Each unit benefits from allocated parking.

Unit 11 also benefits from a pedestrian access yard. This could be transformed into a proper secure yard with vehicular access subject to planning.

# TO LET

## KINGS NORTON TRADING ESTATE

Stockmans Close, Kings Norton  
Birmingham B38 9TS

**2,287 - 4,002 SQ FT**  
**(212 - 372 SQ M)**



### ACCOMMODATION

UNIT	SQ FT	SQ M	EAVES HEIGHT	PARKING SPACES
3	2,287	212	4.7m rising to 5.8m	3
11	4,002	372	4.7m rising to 5.8m	7
43	3,132	291	6.6m rising to 7.7m	6

### BUSINESS RATES

Available on request.

### SERVICE CHARGE

Available on request.

### EPC

Unit 3: C  
Unit 11: C  
Unit 43: C

### VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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