



## Office 2635, Kings Court

Birmingham Business Park, Birmingham, B37 7YE

# **Self contained, high specification two storey office building**

**5,843 sq ft**

(542.83 sq m)

- 5,843 sq ft (543 sq m)
- High quality office
- Suspended ceilings with inset LED lighting and air conditioning
- Open plan
- Dedicated on site parking for 32 cars
- Business Park location
- Close to Birmingham Airport and International Station
- Excellent access and communications

# Office 2635, Kings Court, Birmingham Business Park, Birmingham, B37 7YE

## Summary

Available Size	5,843 sq ft
Rent	Rent on application
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
Car Parking	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	Upon enquiry

## Description

Office 2635 is a 5,843 sq ft modern space split across two storeys. The facility boasts a modern open plan office space which has been refurbished to a high standard.

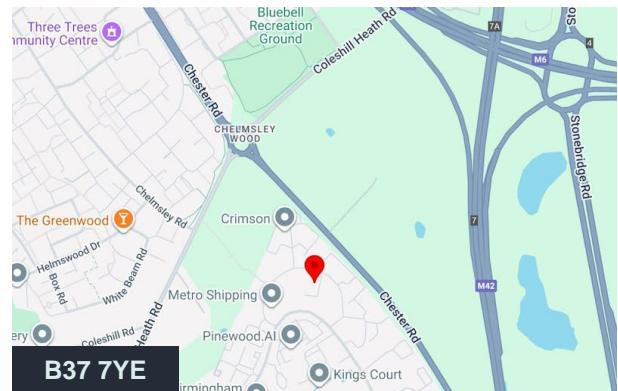
Office 2635 benefits from the following specification:

- Suspended ceilings with inset LED lighting and air conditioning.
- Open plan.
- Superb parking ratio.
- Male, female and disabled WCs.

## Location

Office 2635 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 are within a 5 minute drive.



## Viewing & Further Information



**Charles Warrack**

0121 561 7885 | 07977 512965

charles.warrack@fishergerman.co.uk