



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HH

2&4 Queens Drive **TO LET**

WAREHOUSE UNIT WITH OFFICES

5,843 sq ft (543 sq m)

2 level access door

4.2m eaves height

Internal Offices

24 hour estate security

Excellent road and rail links

Loading & yard area



**NEWLY
REFURBISHED**



www.kingsnortonbusinesscentre.co.uk

DESCRIPTION

Kings Norton Business Centre provides over 800,000 sq ft of industrial/warehouse, showroom and office accommodation playing a major role in the local community with well known occupiers such as Bristol Street Motors, Screwfix, Euro Car Parts, Birmingham University and the NHS.

SPECIFICATION

Warehouse

- Steel portal frame
- 2 level access loading door
- 4.2m eaves height

External

- 8 car parking spaces to the front of unit
- Substantial new concrete yard

Offices

- Open plan area
- Kitchenette
- WC facilities



ACCOMMODATION (GEA)

Description	sq ft	sq m
Warehouse/Offices	5,843	543
Total	5,843	543

EPC

The property has a rating of B-36.

RENT/TERMS

On application.

PLANNING

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

BUSINESS RATES

To be confirmed. (Rateable Value estimated at £54,000 with £29,970 per annum payable).

www.kingsnortonbusinesscentre.co.uk



M42 J2
Bham City Centre
Bham Airport

4.4 miles
4.9 miles
13.2 miles



Kings Norton
Bham New Street
Redditch

1 min
16 mins
25 mins



Cofton Park - 47
Bham City Centre -
Solihull - 49

17 mins
21 mins
45 mins



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