



KINGS COURT

BIRMINGHAM BUSINESS PARK • B37 7YE

**Self-contained
high specification office building**

**OFFICE 2635 (TWO STOREY)
5,843 SQ FT (543 SQ M)**



Whole office to let
set in a landscaped
environment.

**Generous parking
on a well connected
business park.**

5,843 sq ft (543 sq m)

The two-storey office delivers a high quality office suite on a highly sought after and well connected business park in the heart of the West Midlands.

The two-storey self-contained office is available in its entirety.

OFFICE 2635
5,843 SQ FT (543 SQ M)



High quality
office



Close to
Birmingham
Airport and
International
Station



Business
Park
location



Excellent
access and
communications



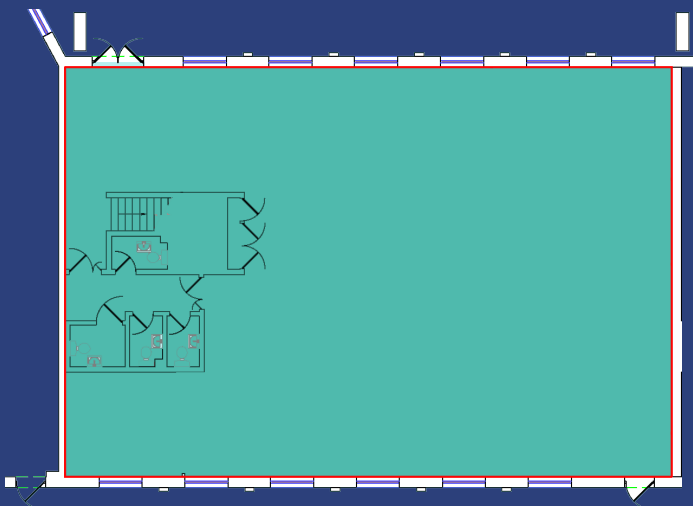
Dedicated
on-site parking
for 32 cars.



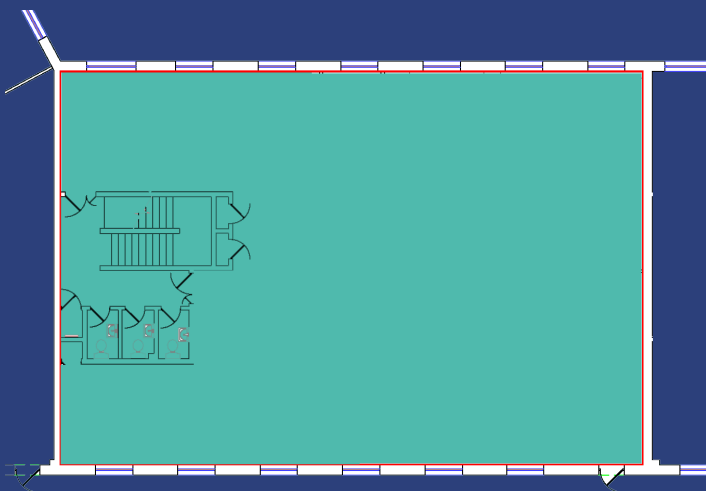
Click [HERE](#) to view a full gallery of 2635



Ground Floor



First Floor



OFFICE 2635	NET INTERNAL AREA (NIA)	
	SQ FT	SQ M
Ground Floor	2,943	273
First Floor	2,900	269

Situated on the Midlands' largest office park.

OVER 140
companies within a
147 ACRE SITE



Current park occupiers include Rolls Royce and Uniper, to name but a few. Birmingham Business Park also offers excellent local amenities including a Greggs, Café, Creche, WH Smith and a Dry Cleaners.

With Birmingham Airport only a 5 minute drive away, there's a great range of hotel options including Novotel, Hilton, Holiday Inn and ibis.

Birmingham Business Park

Occupiers & amenities include:



OFFICE 2635
5,843 SQ FT (543 SQ M)



Specification

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

-  **Suspended ceilings with inset LED lighting & air conditioning**
-  **Open plan**
-  **Superb parking ratio**
-  **Male, Female and disabled WCs**

Drivetimes

TOWN	MILES	TIME
Birmingham Airport	2	5 mins
M6 (J4a)	5.4	9 mins
M42 (J6)	6.8	12 mins
Coventry	11.3	21 mins
Birmingham	14	26 mins
Leicester	36.9	52 mins
Nottingham	46.6	1 hr 4 mins





KINGS COURT

OFFICE 2635

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.

Lease Terms

The two storey office is available on a new new effective FRI lease directly from the landlord.

Rent

Available upon application.

VAT

VAT is payable at the prevailing rate.

Business Rates

The occupier will be responsible for the payment of the business rates.

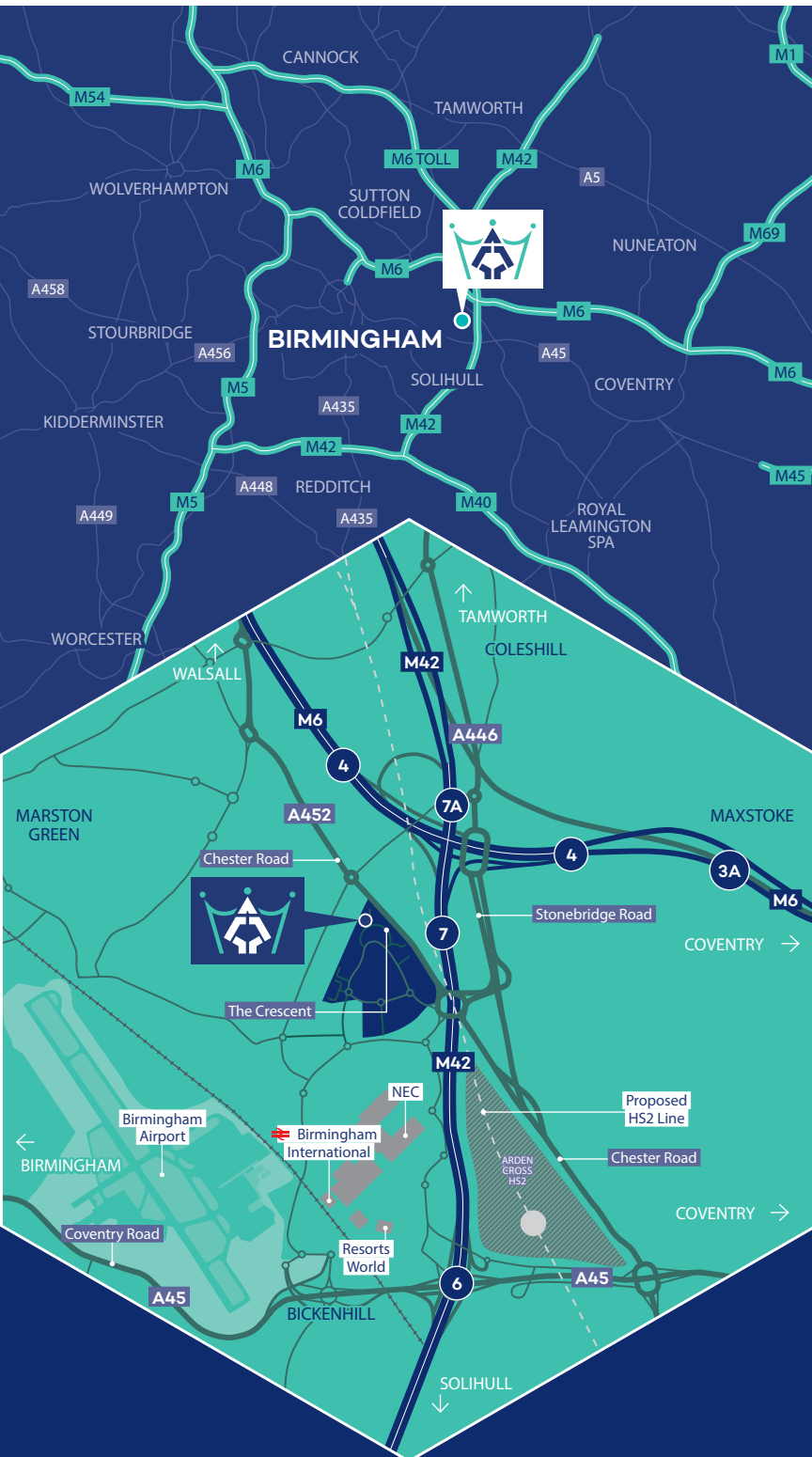
Service Charge

A service charge will be levied by the landlord for the upkeep of the building structure, providing communal services and external landscaping. Further details available from the agents.

EPC

EPC rating of B46.

What3Words
regime.attend.sounds



Further Information

Please contact the sole joint agents:

**fisher
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Misrepresentation While every effort has been made to ensure that these particulars provide a true and fair summary of the property, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this property. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the property that liability is excluded to the extent permitted by law from time to time. January 2025. Updated Kate Henderson March 25 for unit 2640 GF.

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