



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HY

17 Crown Road

TO LET

WAREHOUSE UNIT WITH OFFICES

3,225 sq ft (300 sq m)

Main Road Frontage

24 hour estate security

4.4m working height rising
to 6.2m eaves

Excellent road and
rail links

To be Refurbished

Roller shutter door



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.



Indicative Photographs



SPECIFICATION

Warehouse

- To be refurbished
- 1 roller shutter door
- 4.4m minimum working height rising to 6.2m eaves
- LED lighting
- Gas fired blower heater

Offices

- Integral offices
- LED lighting
- WC's
- Carpeted

ACCOMMODATION (GEA)

Description	sq ft	sq m
Warehouse	1,674	155
Offices	1,551	145
TOTAL	3,225	300

EPC

The energy rating for this building is B-44.

RENT/TERMS

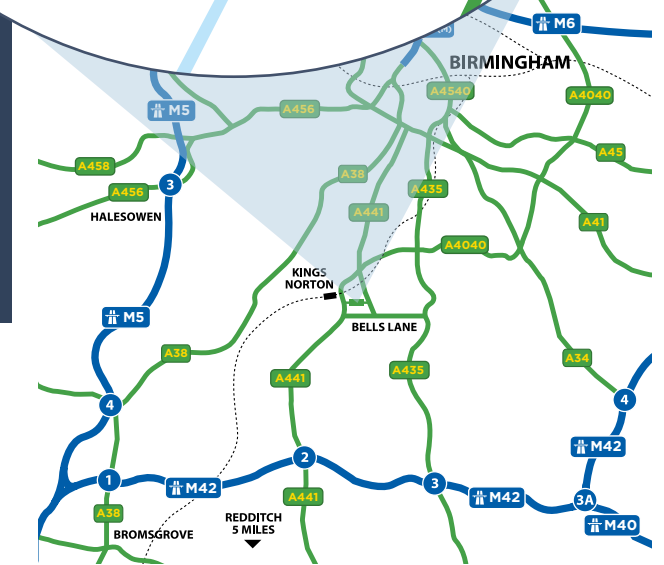
On application.

PLANNING

The building is suitable for B1 (c), B2 and B8 uses which covers light industrial, general industrial and storage and distribution.

BUSINESS RATES

Rateable Value (2017) £18,500.



www.kingsnortonbusinesscentre.co.uk



M42 J2
Bham City Centre
Bham Airport

4.4 miles
4.9 miles
13.2miles



Kings Norton
Bham New Street
Redditch

1 min
16 mins
25 mins



Cotton Park - 47
Bham City Centre
Solihull - 49

17 mins
21mins
45 mins

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