



# KINGS NORTON

BUSINESS CENTRE  
BIRMINGHAM B30 3HY

## 9 Crown Road

### TO LET

### WAREHOUSE UNIT WITH OFFICES

### 4,069 sq ft (378 sq m)

Main Road Frontage

24 hour estate security

4.4m working height rising  
to 6.2m eaves

Excellent road and  
rail links

Fully Refurbished

Roller shutter door



[www.kingsnortonbusinesscentre.co.uk](http://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**

- Fully 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	3,328	309
Offices	741	69
<b>TOTAL</b>	<b>4,069</b>	<b>378</b>

**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.

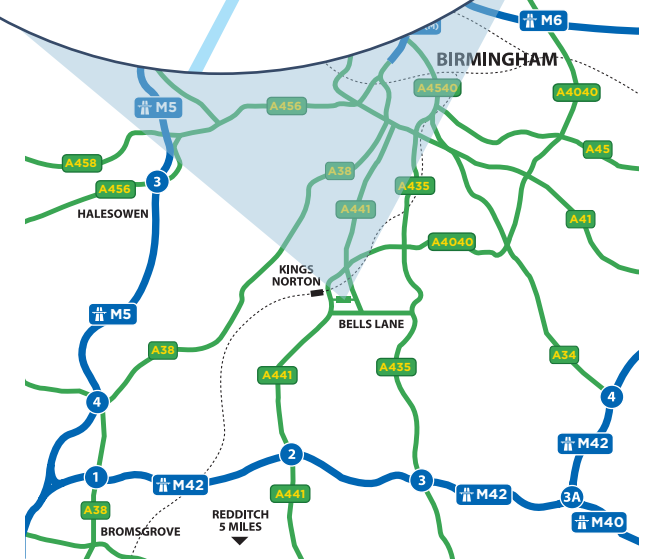
**BUSINESS RATES**

Rateable Value (2017) £20,250.

**EPC**

The energy rating for this building is E-103.

[www.kingsnortonbusinesscentre.co.uk](http://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

**harrislamb**  
PROPERTY CONSULTANCY  
**0121 455 9455**  
Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP  
[www.harrislamb.com](http://www.harrislamb.com)

Neil Slade  
[neil.slade@harrislamb.com](mailto:neil.slade@harrislamb.com)

**CUSHMAN & WAKEFIELD**  
**0121 697 7333**  
[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

Will Arnold  
[will.arnold@cushwake.com](mailto:will.arnold@cushwake.com)

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. Janiuaru 2020.