



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

Car parking

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.



Indicative Photograph



**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
<b>TOTAL</b>	<b>3,225</b>	<b>300</b>

**EPC**

The energy rating for this building is B.

**RENT/TERMS**

On application.

**PLANNING**

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

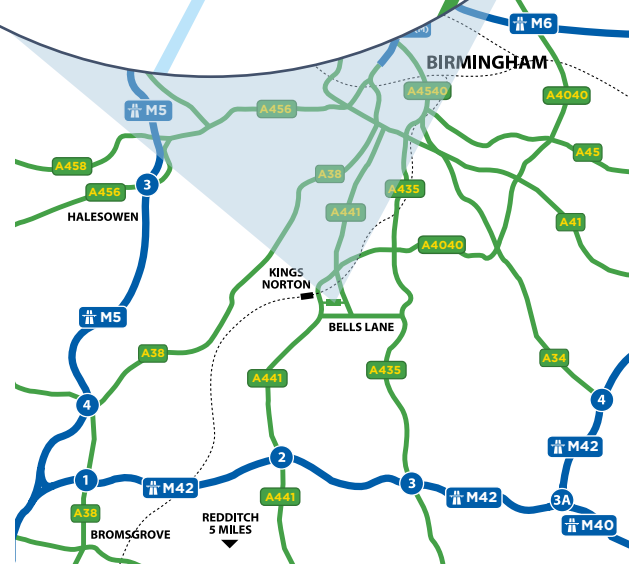
**BUSINESS RATES**




Rateable Value (2017) £18,500.



**KINGS NORTON**  
BUSINESS CENTRE

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	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**  
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