



# KINGS NORTON

BUSINESS CENTRE

BIRMINGHAM B30 3ES

## REGAL COURT

GRADE A SELF CONTAINED OFFICES



[www.kingsnortonoffices.co.uk](http://www.kingsnortonoffices.co.uk)

1,892 - 5,717 sq ft  
(176 - 531 sq m)





## Specification

- Comfort Cooling
- Fully accessible raised floors
- New carpets throughout
- Refurbished Male/Female/ Accessible WC's on each floor
- LED lighting
- Parking ratio 1:380 sq ft
- Two stair cores with 4 points of entry
- Suites 1 & 2 can be combined as required

## Tenure/Terms

The property is available by way of a new full repairing and insuring lease on a term to be agreed. Rental upon application.

## Rateable Value

£23,000 (per suite). Occupiers are encouraged to make their own enquiries directly with the Local Authority.

## Energy Performance Certificate

Energy Rating B.

## Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

## VAT

VAT may be chargeable at the current rate.

## Legal Costs

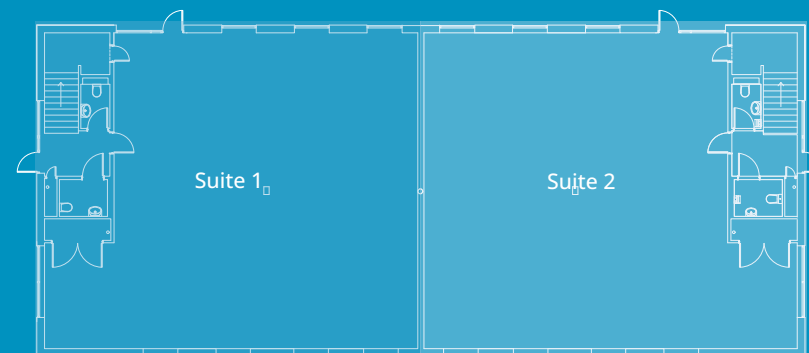
Each party to bear their own legal costs incurred in the transaction.

## Anti Money Laundering

The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.

	sq ft	sq m
Ground Floor (Suite 1)	1,892	176
Ground Floor (Suite 2)	1,919	178
First Floor (Suite 4)	1,906	177
<b>Total Net Internal Area</b>	<b>5,717</b>	<b>531</b>

Floor areas are approximate and measured on a NIA basis



Ground Floor



First Floor

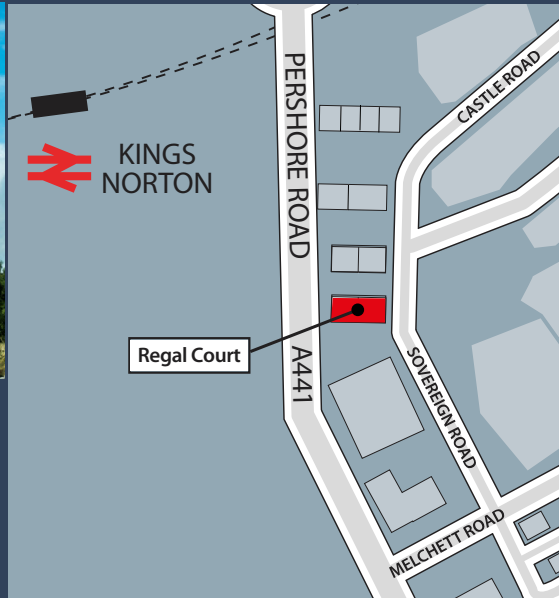
These plans are for indicative purposes only and are not to scale





Standard office specification for indicative purposes





## Location



Regal Court is located within the highly successful Kings Norton Business Centre conveniently located 5 miles south of Birmingham City Centre and only 4 miles from J2 M42 motorway.

There are excellent public transport services with regular buses and Kings Norton railway station opposite.

A wide variety of local shops and facilities are only a short walk within the centre of Kings Norton.

SAT NAV: **B30 3EZ**

 [money.brass.intervals](http://money.brass.intervals)

	M42 J2	4 miles		Kings Norton	1 min		Cofton Park 47	17 mins
	Bham City Centre	5 miles		Bham New Street	16 mins		Bham City Centre	21 mins
	Bham Airport	13 miles		Redditch	25 mins		Solihull 49	45 mins

## Viewing

For further information please contact:

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[www.kingsnortonoffices.co.uk](http://www.kingsnortonoffices.co.uk)

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