



KINGS NORTON

BUSINESS CENTRE

BIRMINGHAM B30 3ES

REGAL COURT

GRADE A SELF CONTAINED OFFICES



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

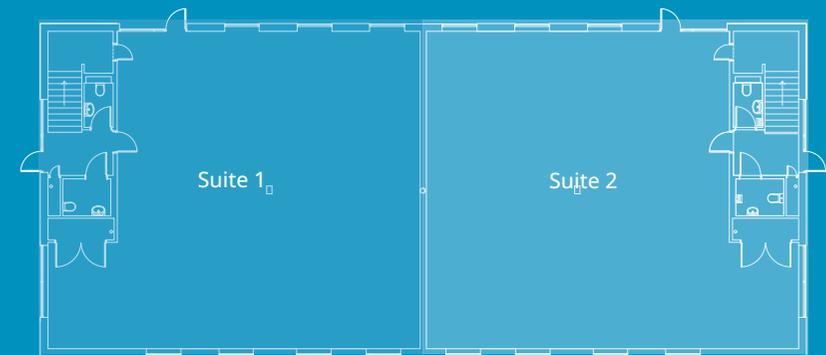
Each party to bear their own legal costs incurred in the transaction.

Anti Money Laundering

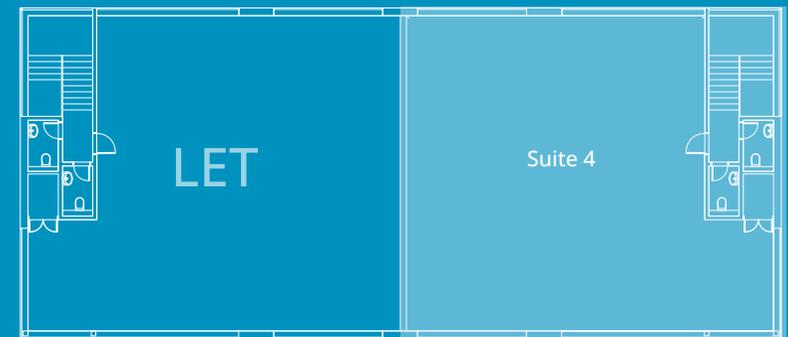
The successful tenant will be required to submit information to comply with the Anti-Money Laundering Regulations.

	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
Total Net Internal Area	5,717	531

Floor areas are approximate and measured on a NIA basis



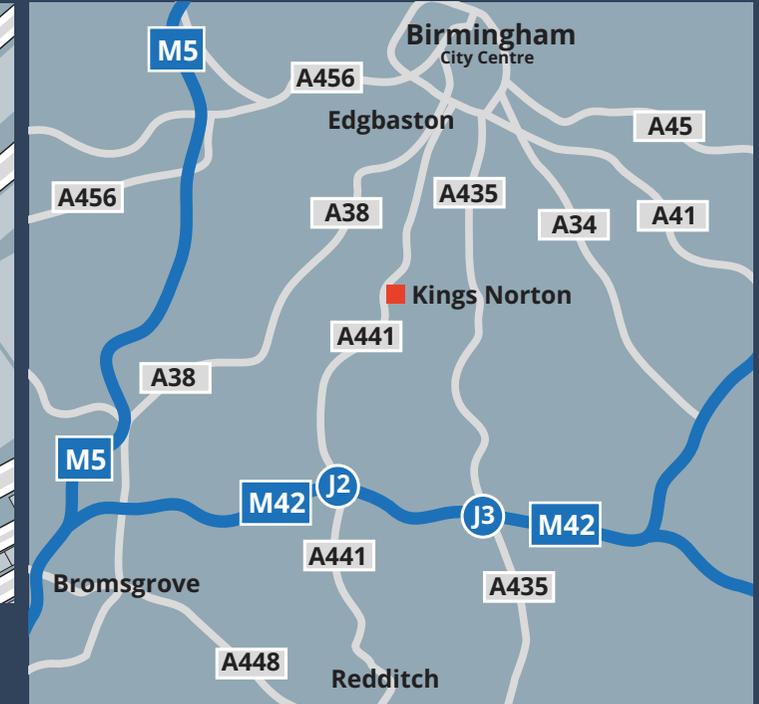
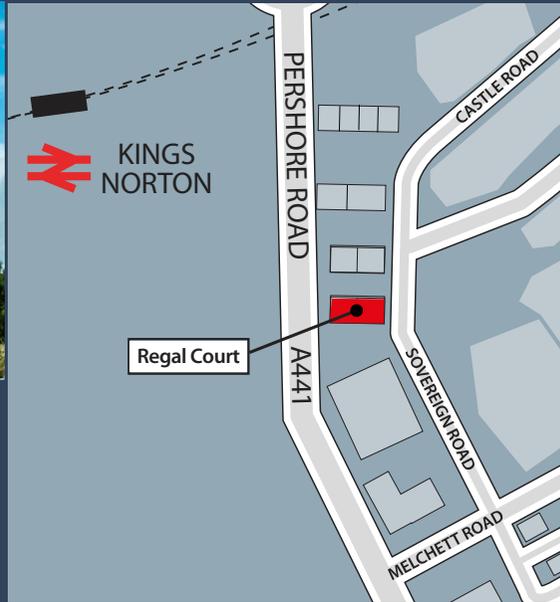
Ground Floor



First Floor

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





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

	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:

Callum Gilbert

callum.gilbert@cushwake.com
+44 (0)7766 120 682

David Rigby

david.rigby@cushwake.com
+44 (0)07730 735 889



CUSHMAN & WAKEFIELD

0121 697 7333

cushmanwakefield.co.uk

www.kingsnortonoffices.co.uk

Misrepresentation Act

The Misrepresentation Act 1967 and Property Misdescriptions Act 1991 - Conditions under which particulars are issued Cushman & Wakefield for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract ii) Cushman & Wakefield cannot guarantee the accuracy of any descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. iii) No employee of Cushman & Wakefield has authority to give any warranty to enter into any contract whatsoever in relation to the property iv) Rents, prices premiums and service charges quoted in these particulars may be subject to VAT in addition. Subject to Contract. DESIGNED BY Q SQUARED DESIGN TEL: 01789 730833 JANUARY 2025.