



KINGS NORTON

BUSINESS CENTRE  
BIRMINGHAM B30 3HG

21 Crown Road

**TO LET**

WAREHOUSE UNIT

WITH OFFICES

1,938 sq ft  
(180 sq m)

Single Storey Unit

4m eaves height

Internal Offices

24 hour estate security

Excellent road and  
rail links

Loading & yard area



[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**

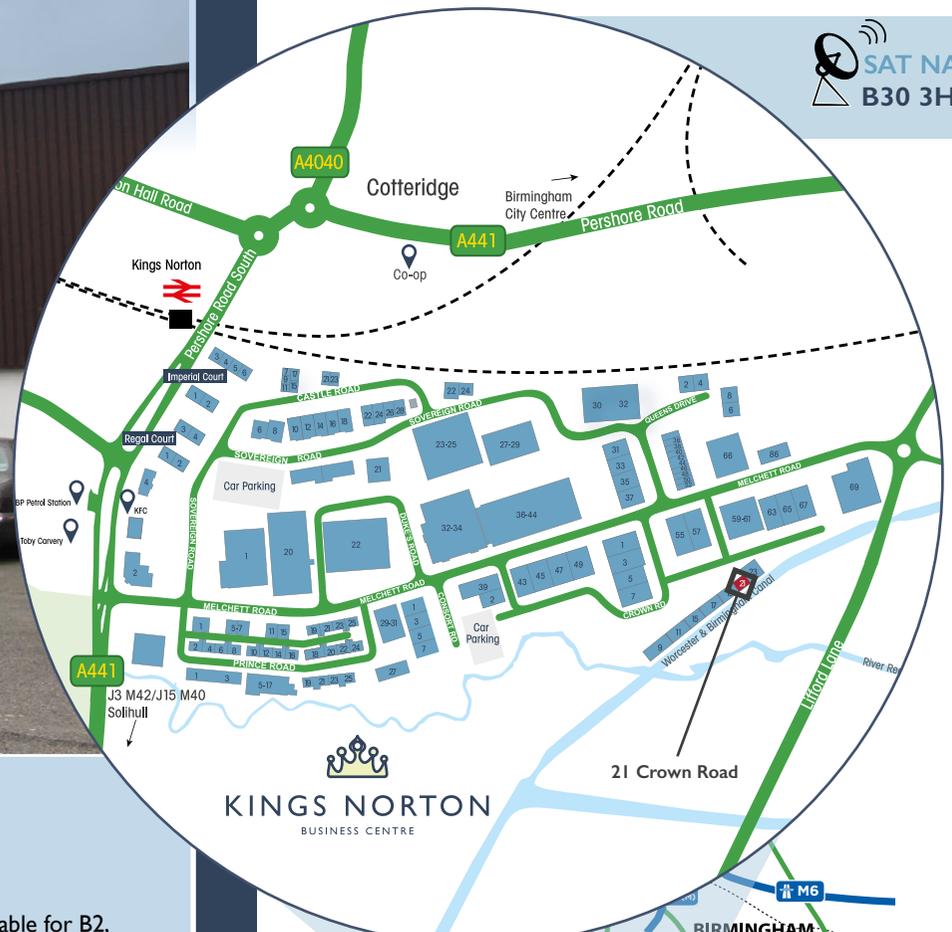
- Steel portal frame construction
- Level access loading door
- 4m eaves height
- Heating and lighting

**External**

- Car parking to front of unit
- Loading area

**Offices**

- Open plan
- Heating
- Lighting
- WCs



**ACCOMMODATION (GEA)**

Description	sq ft	sq m
Warehouse	1,535	142.62
Offices	403	37.40
<b>Total</b>	<b>1,938</b>	<b>180.02</b>

**EPC**

To be re-assessed upon completion of refurbishment.

**RENT/TERMS**

On application.

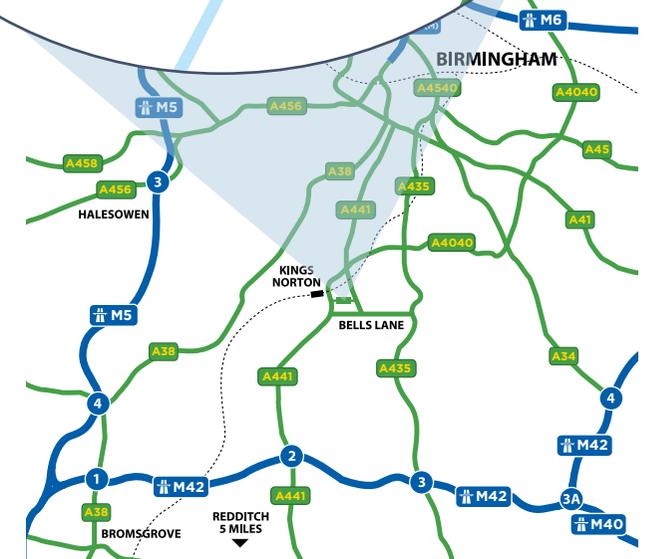
**PLANNING**

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

**BUSINESS RATES**

Rateable Value (2017) £11,250.

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M42 J2  
Bham City Centre 4.4 miles  
Bham Airport 4.9 miles  
13.2miles



Kings Norton 1 min  
Bham New Street 16 mins  
Redditch 25 mins



Cotton Park - 47 17 mins  
Bham City Centre - 21mins  
Solihull - 49 45 mins



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