



3 KINGS COURT, THE GREEN, KINGS NORTON, BIRMINGHAM, B38 8SD

OFFICE TO LET | 3,224 SQ FT

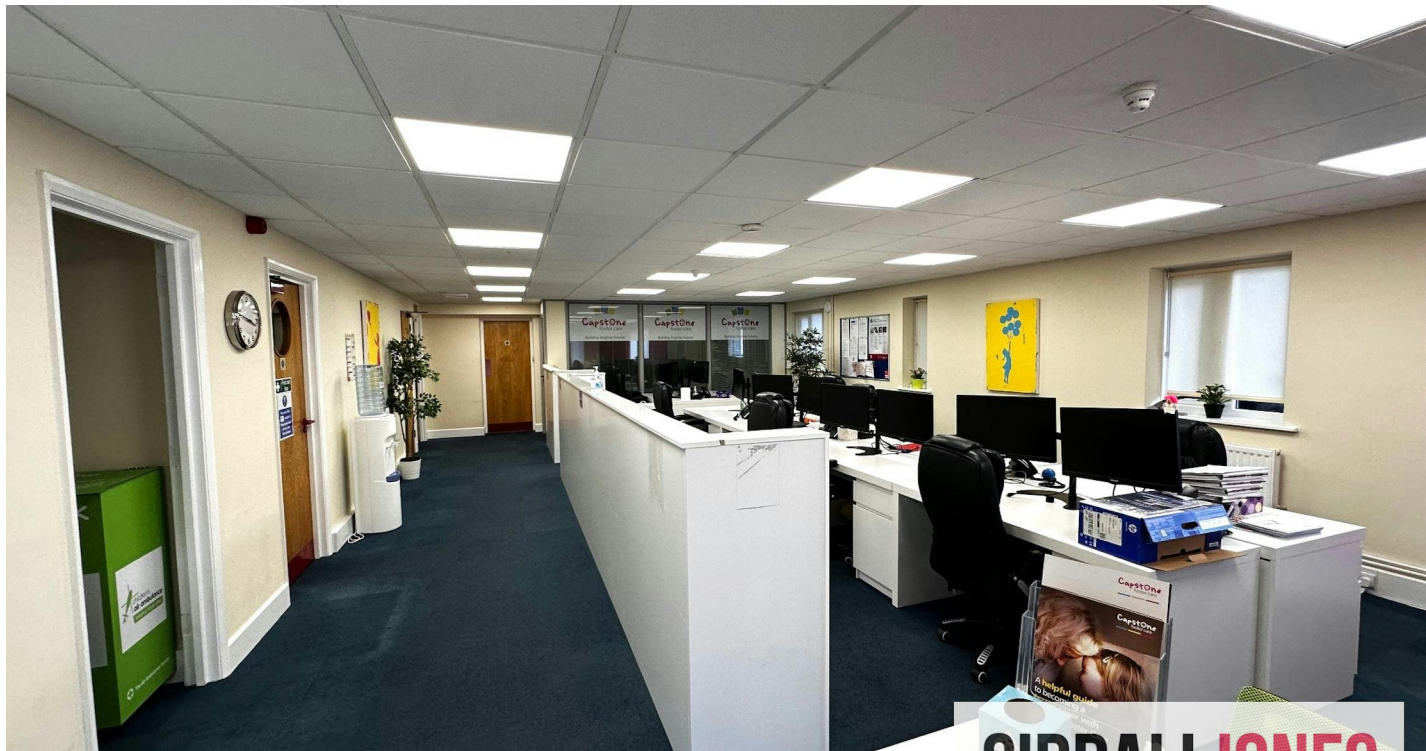
SIDDALL JONES

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COMMERCIAL PROPERTY CONSULTANCY

- 3,224 ft<sup>2</sup> (300m<sup>2</sup>) -Birmingham New Street  
and Birmingham International Rail Stations are  
within 5 and 10 miles - Rear Car parking



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## DESCRIPTION

The property comprises a prominent self-contained office building arranged over three levels with front pedestrian and rear access from the car park via an elevated patio area.

The ground floor comprises a welcoming reception area opening into a large open plan office with full height glass partitioned meeting room and rear kitchen. Comms room and storage facilities are also provided on this floor with a rear staircase leading to the uppers.

The first floor provides a large open plan office and two partitioned offices with toilets off the central hallway.

The second floor provides two large interconnecting offices used for meeting space and boardroom.

The offices have been fitted to a good standard and provide carpet tiled flooring, suspended ceiling with inset LED lighting, perimeter power and data and central heating.

Car parking is provided to the rear of the property.

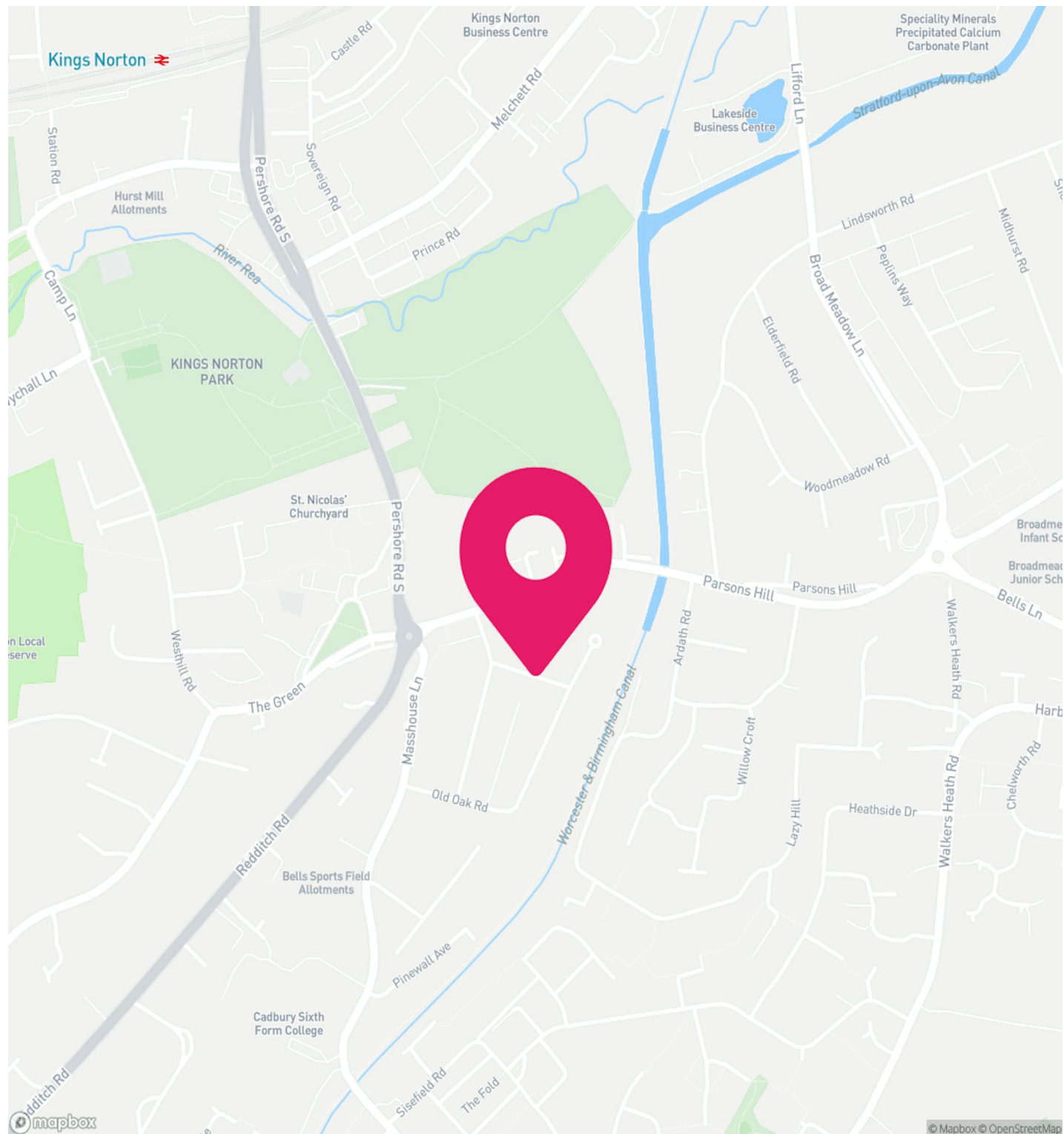


## LOCATION

The property is situated on The Green in Kings Norton and within close proximity to the Pershore Road South (A441).

The location is only 6 miles south of Birmingham City Centre and 5 miles north of Junction 2 of the M42, providing easy access to the M5, M6 and M40 and the wider national motorway network.

Birmingham New Street and Birmingham International Rail Stations are within 5 and 10 miles respectively while Kings Norton station is within walking distance and provides local train services to Redditch and Birmingham City Centre.





## ACCOMMODATION

Total NIA - 3,224 (300 m2) approximately

## SERVICE CHARGE

A small service charge is levied to cover the cost of maintenance of common areas, common parts utilities, external landscaping and waste management.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

## VAT

All prices quoted are exclusive of VAT which may be payable.

## PLANNING USE

We understand the property has consent under use class E.

The property may be suitable or alternative uses and prospective tenants are advised to contact Birmingham City Council Planning Department on 0121 303 1115 to satisfy themselves as to their proposed use.

## SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

The agent has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent

## AVAILABILITY

The property is available immediately, subject to the completion of legal formalities.

## LEASE

New Lease

## RENT

£37,000 per annum

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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