



To Let

2620 Kings Court, Birmingham Business
Park, Solihull, B37 7YE

**AVISON
YOUNG**

- Self-contained office building

- J4A of the M6 and J6 of the M42 - Fully Fitted

- 66 parking spaces

- 11,701 sq ft (IMPS3)

- Available by way of sublease or assignment

Location

2620 Kings Court is situated on the established Birmingham Business Park, being a short distance from J4A of the M6 and J6 of the M42.

This provides easy access to Birmingham City Centre and the entire West Midlands motorway network.

Additionally, Birmingham Airport, NEC, Resorts World and International Railway Station are within a 5 minute drive.

Description

The premises is arranged over two floors and offers fully fitted with furniture, dedicated kitchen and separate meeting rooms on both floors.

The accommodation has suspended ceilings with LED lighting, VRF fan coil air conditioning, raised access floors, male and female showers.

The occupier will also benefit from 66 parking spaces. The following approximate internal floor area:

Floor	Sq Ft (IMPS 3)	Sq m
Ground	5,850	543.47
First	5,851	543.57
TOTAL	11,701	1,087.04

Lease Term

The property is available by way of an assignment or sub lease. The current occupier has a 10- year lease with a 5-year break in April 2026.

Passing Rent

£286,675 per annum/ £24.50 per sq ft

Business rates

We understand that the property is assessed as follows:

Rateable value: £146,490
UBR (2022/23): 51.2p
Rates Payable: £75,003 pa/ £6.41 psf

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Use Class

The property benefits from E use, which was previously B1 of Town and Country Planning (Use Classes) Order 1987.

Service charge

An estate charge will be payable towards the cost of the maintenance of the estate.

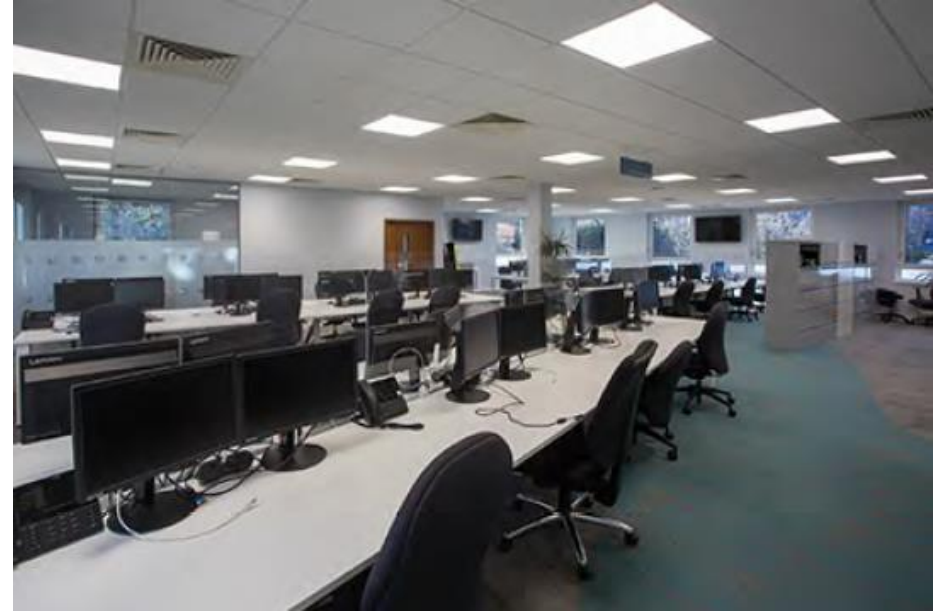
EPC

The Energy Performance Asset Rating is B . A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.





**If you would like to know
more please get in touch.**

Adrian Griffith

Principal

+44 (0)7760172918

Adrian.Griffith@avisonyoung.com

Francesca Hodson

Surveyor

+44 (0)7920822663

Francesca.Hodson@avisonyoung.com

08449 02 03 04

avisonyoung.co.uk/115126

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

28/11/2023

File number: 01C

Visit us online

avisonyoung.co.uk

3 Brindleyplace, Birmingham B1 2JB

© Avison Young (UK) Limited. All rights reserved.

**AVISON
YOUNG**