



## Office 2620, Kings Court

The Crescent, Birmingham Business Park, Birmingham, B37 7YE

### Office To Let, Birmingham

**5,906 to 11,859 sq ft**  
(548.69 to 1,101.74 sq m)

- 11,859 sq ft (1,102 sq m)
- Available as a whole, and consideration to letting on a floor by floor basis will be given
- Modern reception and common areas
- Suspended ceilings with inset LED lighting
- High specification VRF fan coil air conditioning

# Office 2620, Kings Court, The Crescent, Birmingham Business Park, Birmingham, B37 7YE

## Summary

<b>Available Size</b>	5,906 to 11,859 sq ft
<b>Rent</b>	£22 per sq ft
<b>Rates Payable</b>	£8.75 per sq ft
<b>Rateable Value</b>	£203,000
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Upon Enquiry
<b>Legal Fees</b>	Upon Enquiry
<b>Estate Charge</b>	£1.50 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Description

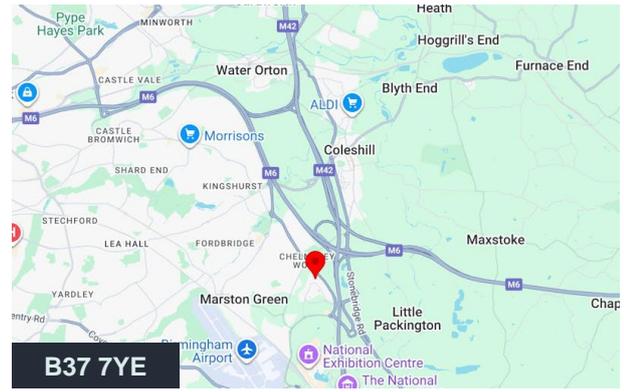
The building delivers a high specification, self contained, Grade A headquarters office on a highly sought after and well connected business park in the heart of the West Midlands.

The building is available as a whole, and consideration to letting on a floor by floor basis will be given.

The property benefits from a modern reception and common areas, attractive landscaping and reconfigured car parking together with a state of the art internal specification including:

- Suspended ceilings with inset LED lighting.
- High specification VRF fan coil air conditioning.
- 150mm raised access floors.
- Male, female and disabled WCs.
- High specification male and female showers.
- Fully DDA compliant.
- Grade A specification.
- Business Park location.
- Excellent access and communications.
- Dedicated on site parking for 66 cars (parking ratio 1:177 sq ft)
- New FRI lease.
- Close to Birmingham International Airport and International Station.

## Location



## Viewing & Further Information



**Charles Warrack**

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2620 Kings Court is situated on the Midlands' largest office park, being a short distance from Junction 4 of the M6 and Junction 6 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.

Current park occupiers include Rolls Royce and Uniper, to name but a few. Birmingham Business Park also offers excellent local amenities including a Greggs, CafE, Creche, WH Smith and a Dry Cleaner.

With Birmingham Airport only a 5 minute drive away, there's a great range of hotel options including Novotel, Hilton, Holiday Inn and ibis.

### Accommodation

Name	sq ft	sq m	Availability
Ground - Office	5,906	548.69	Available
1st - Office	5,953	553.05	Available
<b>Total</b>	<b>11,859</b>	<b>1,101.74</b>	

### Terms

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