



# KINGS COURT

BIRMINGHAM BUSINESS PARK • B37 7YE

**Self-contained high specification office space**

**UNIT 2620**

**11,859 SQ FT (1,102 SQ M)**

**TO LET**





# KINGS COURT

Self-contained offices set in a landscaped environment.

**Generous parking on a well connected business park.**

**11,859 sq ft (1,102 sq m)**

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.



Photos taken pre-fit out showing original open plan configuration



First Floor



Ground Floor

# UNIT 2620

11,859 SQ FT (1,102 SQ M)



**Grade A  
specification**



**Close to  
Birmingham  
Airport and  
International  
Station**



**Business  
Park  
location**



**Excellent  
access and  
communications**



**Dedicated  
on-site parking  
for 66 cars.  
Parking ratio  
1:177 sq ft**



**New  
FRI lease  
terms**

  
**KINGS COURT**  
UNIT 2620



UNIT 2620	NET INTERNAL AREA (NIA)	
	SQ M	SQ FT
Ground Floor	548.68	5,905.94
1st Floor Office	553.02	5,952.65
<b>UNIT 2620 SUB-TOTAL</b>	<b>1,101.70</b>	<b>11,858.59</b>



# KINGS COURT

Situated on the Midlands' largest office park.

OVER 140  
companies within a  
**147 ACRE SITE**



Current park occupiers include Rolls Royce and Uniper, to name but a few. Birmingham Business Park also offers excellent local amenities including a Greggs, Café, 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.



# UNIT 2620

11,859 SQ FT (1,102 SQ M)

Birmingham Business Park

Occupiers & amenities include:



## Specification

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

## Drivetimes

TOWN	MILES	TIME
Birmingham Airport	2	5 mins
M6 (J4a)	5.4	9 mins
M42 (J6)	6.8	12 mins
Coventry	11.3	21 mins
Birmingham	14	26 mins
Leicester	36.9	52 mins
Nottingham	46.6	1 hr 4 mins



# KINGS COURT UNIT 2620

## Location

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.

## Lease Terms

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

## Rent

Available upon application.

## VAT

VAT is payable at the prevailing rate.

## Business Rates

The Tenant will be responsible for the payment of Local Authority rates. The rates payable for 2024/25 are £110,838 per annum or £9.47 psf. We recommend that interested parties make their own enquiries to the local authority.

## Estate Charge

An estate charge will be levied toward the cost of the maintenance of Kings Court and the wider common areas of the estate.

## EPC

EPC rating of B 49.

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## Further Information

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