



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)
- Ground Floor 5,906 sq ft (548.68 sq m)
- First Floor 5,952 sq ft (553.02)
- Can be let on floor by floor basis
- Building available on freehold interest
- Modern reception and common areas
- Suspended ceilings with inset LED lighting
- Raised access floors

- Male, female and disabled WC facilities
- Male and female showers
- Fully DDA compliant
- Generous in site car parking
- Attractive landscaping

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Summary

Available Size	5,906 to 11,859 sq ft
Rent	Rent on application
Price	Quoting price £2,32,500 plus VAT. Subject to Contract.
Rates Payable	£8.75 per sq ft
Rateable Value	£203,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.50 per sq ft An estate charge will be levied toward the cost of the maintenance
EPC Rating	B (49)

Description

Self contained, two storey modern office building with parking.

The property benefits from a modern reception and common areas, attractive landscaping and generous car parking.

Specification includes:

- Suspended ceilings with inset LED lighting
- High specification VRF fan coil air conditioning
- 150mm raised access floors
- Male, female and disabled WC facilities
- High specification male and female showers
- Fully DDA compliant

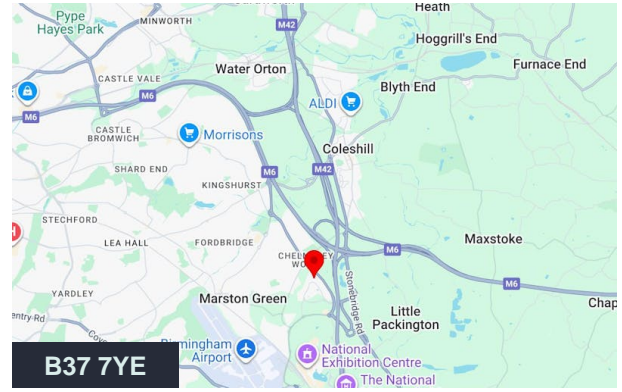
The property benefits from a modern reception and common areas, attractive landscaping and reconfigured car parking together with a state of the art internal specification including:

- 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.

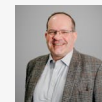
Location

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, the NEC, Resorts World and



Viewing & Further Information



Charles Warrack

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International Railway Station are within a 5 minute drive.

Accommodation

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

Terms

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