

6120 Knights Court

Solihull Parkway, Birmingham Business Park, Solihull, B37 7WY

TO LET - Prominent self-contained office building - 6,164 sq ft (572.67 sq m)



savills

KEY HIGHLIGHTS

- Close to Birmingham Airport & Birmingham International Station
- Business Park location providing easy access to M6 J4A and M42 J6
- Excellent access & communications
- On-site amenities including WH Smith, Greggs, Day Nursery and dry cleaners
- 21 dedicated parking spaces (1:294 sq ft)

SPECIFICATION

6120 Knights Court is a modern, two storey detached office building providing 6,164 sq ft of accommodation arranged over ground and first floors.

The building, built in 2007, is of steel frame construction with brick elevations under a pitched steel profile clad roof. The reception is double height and fully glazed providing natural light to the staircase leading up to the first floor.

Internally, the premises comprises mainly open plan office accommodation with partitioned offices and a kitchenette.

- Comfort cooling
- Full access raised floors
- Suspended ceilings with recessed lighting
- Kitchenette
- Male, female and disabled WCs and shower facilities
- 1 x 5 person passenger lift

	Sq Ft	Sq M
First Floor	3,073	285.50
Ground Floor	3,091	287.17
Total	6,164	572.67





LOCATION

6120 Knights Court occupies a prominent location within Birmingham Business Park positioned within close proximity to the entrance of the park.

The building itself is located towards the entrance of the court, and sits adjacent to Solihull Parkway. Solihull Parkway is the main estate road servicing the majority of buildings on Birmingham Business Park and provides access to Junction 4 of the M6 Motorway via the A452 Chester Road.

Birmingham Business Park has a proven track record of attracting and retaining household name occupiers with headline rents increasing by an average of 20% since 2020.

LEASE TERMS

The building is available to let as a whole on new full repairing and insuring lease terms to be agreed.

RENT

Available upon application.

BUSINESS RATES

Local Authority business rates will be payable on the property and interested parties are advised to direct enquiries to the Local Authority.

ESTATE CHARGE

An estate charge of £1.87 per sq ft per annum will be levied toward the cost of the maintenance of the common areas of the estate.

**IMPORTANT NOTICE**

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VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of C(57). A copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING

AML checks may be required in accordance with HMRC regulations when heads of terms are agreed.

CONTACT

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