

KINGS NORTON BUSINESS CENTRE BIRMINGHAM

43 MELCHETT ROAD

KINGS NORTON BUSINESS CENTRE,
BIRMINGHAM B30 3HP

TO LET

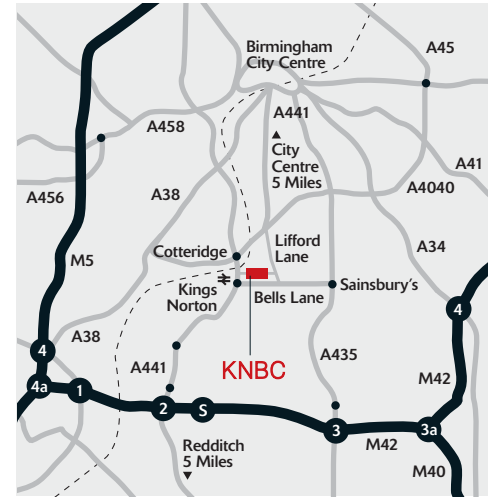
MODERN INDUSTRIAL/ WAREHOUSE UNIT

664.44 sq m (7,152 sq ft)

- INTERNAL OFFICES WITH HEATING AND LIGHTING
- CAR PARKING TO FRONT
- LOADING AREA AT REAR



AREA MAP



LOCATION

The premises are situated on the Kings Norton Business Centre which fronts onto the A441 (Pershe Road South) and extends to Lifford Lane.

Shops, banks and other services are available within walking distance at both Cotteridge and Kings Norton centres.

DESCRIPTION

The premises comprise:-

- Modern single storey end of terrace warehouse unit
- Prominent main road frontage, subject to planning approval
- 2 storey offices with heating and lighting throughout
- Parking to front of unit
- Loading area and roller shutter door located to rear

ACCOMMODATION

Description	sq m	sq ft
Warehouse	537.63	5,787
Ground floor office	72.46	780
First floor office	54.35	585
Total GEA (approx)	664.44	7,152

TENURE

The unit is available on a new full repairing and insuring lease on terms to be agreed.

RENTAL

£42,555 per annum exclusive plus VAT.

RATES

Rateable value (2005) £37,750

PLANNING

The premises can be used for business, light industrial and/or warehousing purposes in accordance with classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 2005.

SERVICE CHARGE

A variable service charge will be levied by the Landlord to cover the costs of maintenance and upkeep of the common parts of the Business Centre and 24 hour mobile security.

AVAILABILITY

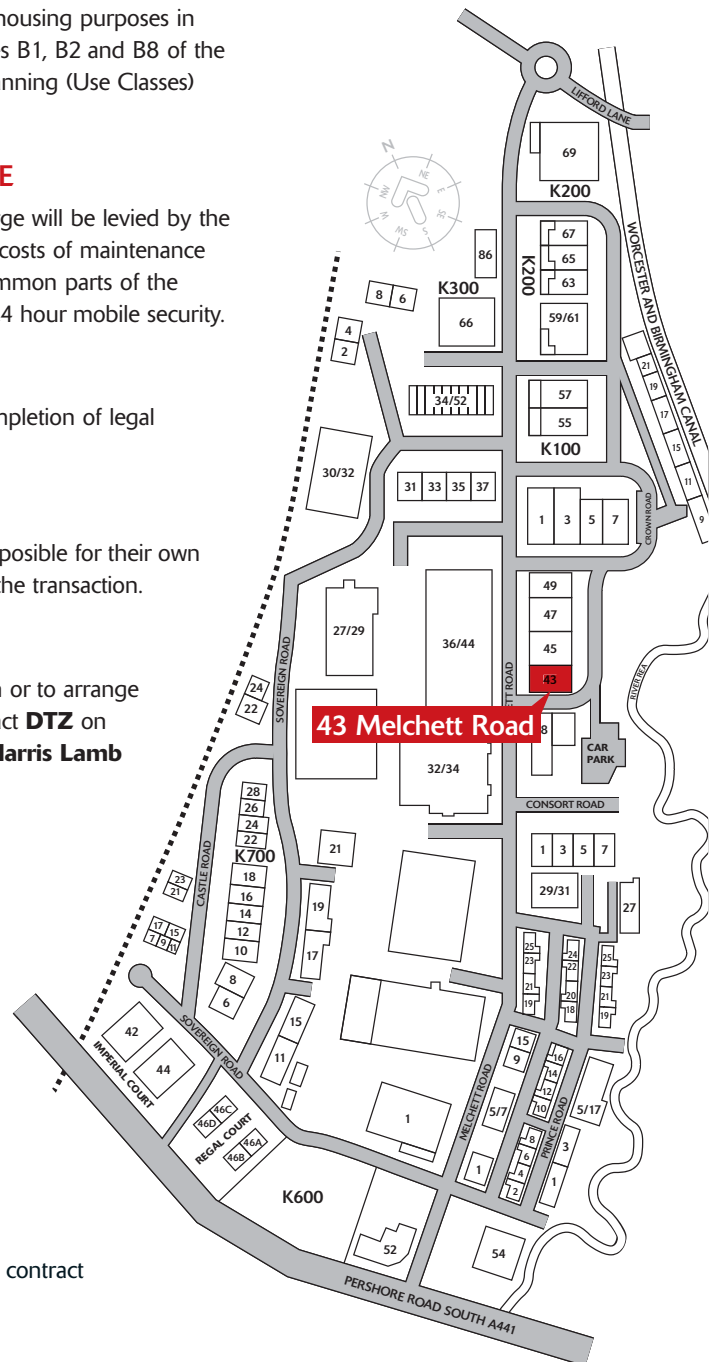
Immediately upon completion of legal formalities.

LEGAL COSTS

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

VIEWING

For further information or to arrange a viewing please contact **DTZ** on **0121 200 2050** or **Harris Lamb** on **0121 455 9455**



Subject to contract

www.kingsnortonbusinesscentre.co.uk



SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.classcheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. April 2008.

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