



Birmingham
Business Park

FIRST FLOOR

6170

KNIGHTS COURT

1,874 SQ FT

A fully refurbished office suite

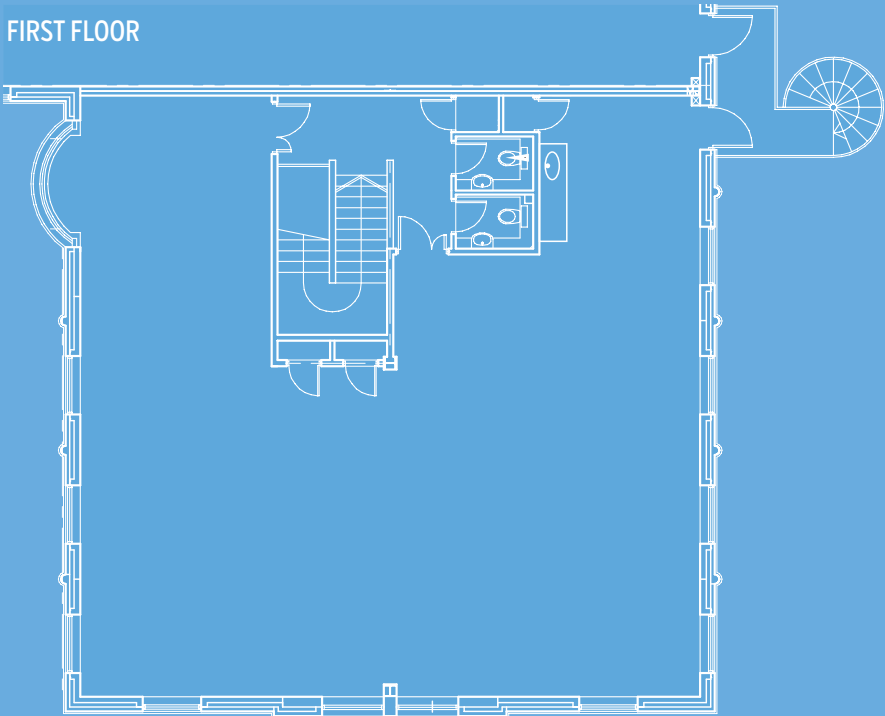
 Virtual Tour



**SET WITHIN 148 ACRES BIRMINGHAM
BUSINESS PARK PROVIDES 2 MILLION SQ FT
OF HIGH QUALITY OFFICE SPACE AND IS HOME
TO OVER 150 OCCUPIERS.**

ACCOMMODATION

IPMS 3	SQ FT	SQ M
FIRST FLOOR	1,874	170
TOTAL	1,874	170





SPECIFICATION

The building benefits from the following:

Internally

- Open plan floor plates
- Centrally heated with the ability to retro fit comfort cooling
- Mineral fibre suspended ceiling
- LED lighting
- Raised access floor
- Door entry system
- EPC rating of C73
- Male and Female WC's
- Fitted kitchen

Externally

- Refreshed landscaping with new planting
- 11 car parking spaces (1:170 sq ft)

The Park benefits from:

- 24 hr security team
- CCTV coverage and ANPR
- On-site management
- Bus services to and from Birmingham International, Coleshill and Sutton Coldfield
- Cafés, Newsagent, Nursery and Fitness Classes





CONNECTIVITY



RAIL TIMES FROM BIRMINGHAM INTERNATIONAL RAILWAY STATION

Grand Central Station	10 mins
London Euston	71 mins
Manchester Piccadilly	105 mins
Bristol Temple Meads	115 mins

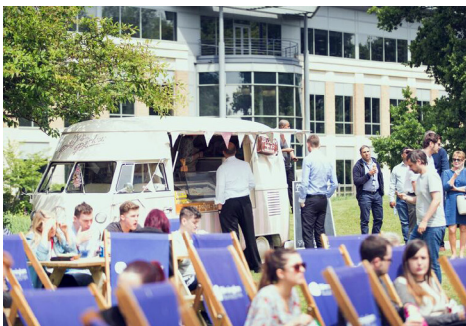
Source: National Rail Enquiries



ROAD DISTANCES (AND TIMES)

J4 M6	1.4 miles (3 mins)
J6 M42	3.0 miles (5 mins)
Solihull Town Centre	7.6 miles (12 mins)
Birmingham City Centre	12.3 miles (22 mins)

Source: AA Route Planner



MASTER PLAN

-  Greggs
-  WHSmith
-  Saffron Café
-  Bus stops - Bus service 75 (Claribels)
-  Bus stops - Bus service X12 (National Express)
-  Park Management Office
-  Outdoor Street Food Carts
-  Crèche
-  Dry Cleaning
-  Bicycle Planter Stands
-  E Bicycles
-  Bicycle Repair Stand
-  Bicycle Rack
-  Table Tennis Tables
-  Outdoor Gym & Outdoor Games
-  Allotments
-  Wild Flower Meadow

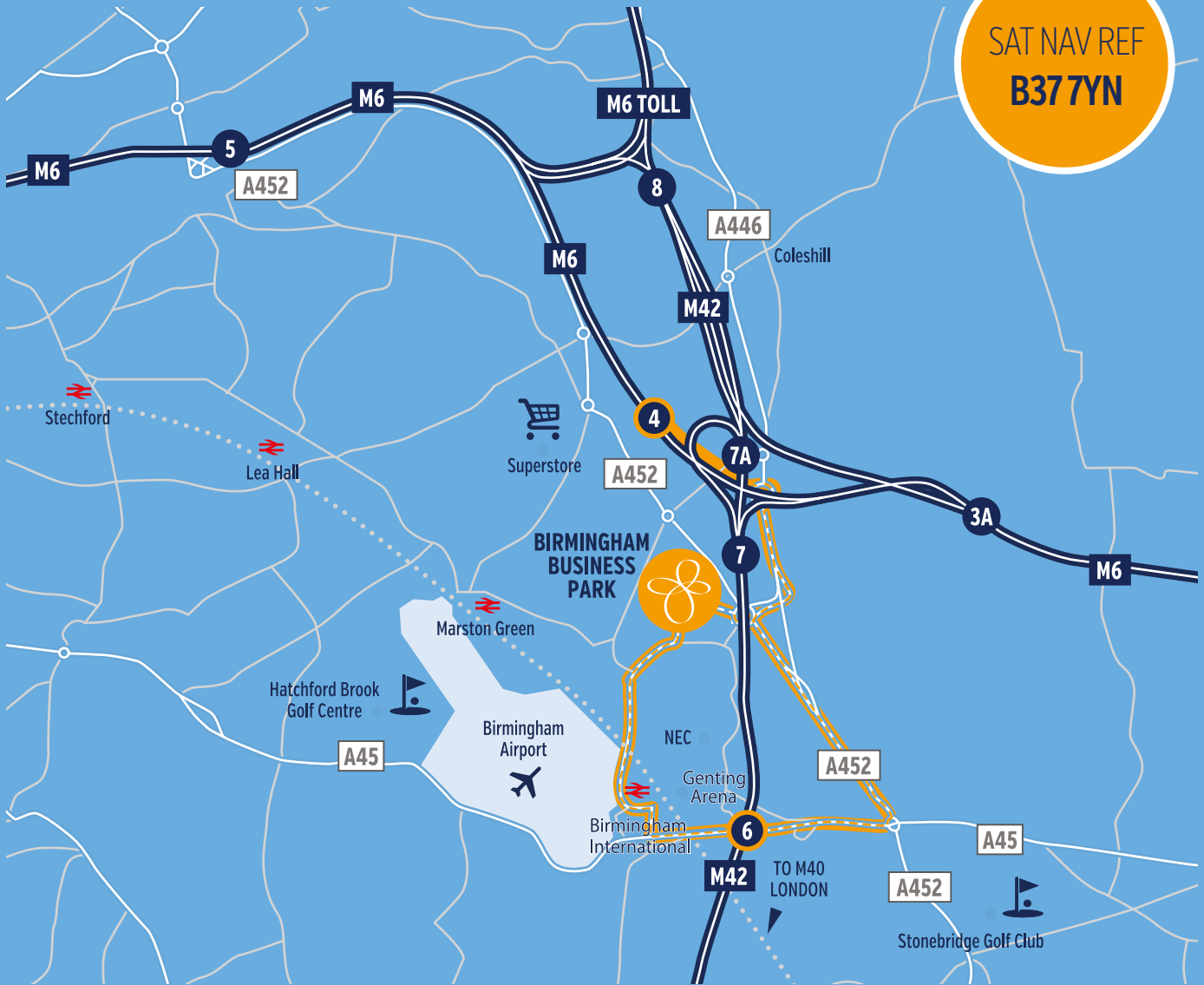


IDEALLY LOCATED

BIRMINGHAM BUSINESS PARK IS CENTRALLY LOCATED CLOSE TO BOTH JUNCTION 6 OF THE M42 AND JUNCTION 4 OF THE M6. ACCORDINGLY THE PARK BENEFITS FROM MULTIPLE CONNECTIONS TO THE MIDLANDS MOTORWAY NETWORK AND EASY ACCESS TO BIRMINGHAM CITY CENTRE. BIRMINGHAM INTERNATIONAL RAILWAY STATION AND BIRMINGHAM AIRPORT ARE MINUTES FROM THE PARK OFFERING EXCELLENT NATIONAL AND INTERNATIONAL CONNECTIONS.

Access Via:
M6 Junction 4
M42 Junction 6

SAT NAV REF
B377YN



VIEWING STRICTLY THROUGH THE JOINT AGENTS



Jonathan Carmalt
0121 643 6440
jonathan.carmalt@eu.jll.com



Adrian Griffith
0121 236 8236
adrian.griffith@avisonyoung.com



Malcolm Jones
0121 233 2330
mjones@kwboffice.com

Owned by

BLACKROCK®

parkpresentfuture.co.uk

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2022.