



**Birmingham**  
Business Park

GROUND FLOOR

**2675**

KINGS COURT

**2,018 SQ FT**

Fully Fitted Refurbished Comfort Cooled Office Suite

 Virtual Tour



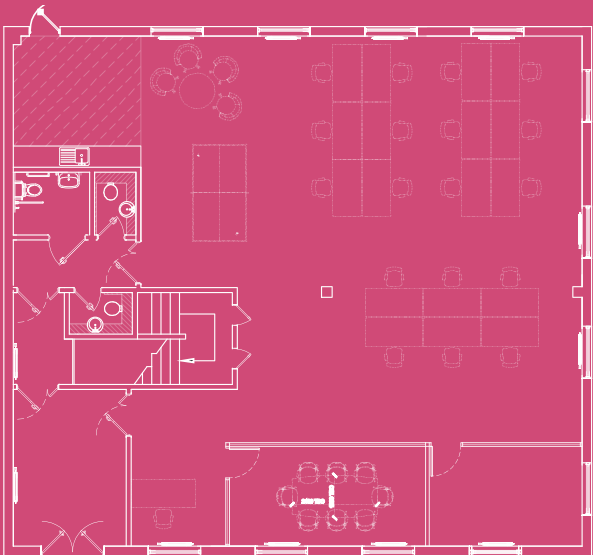
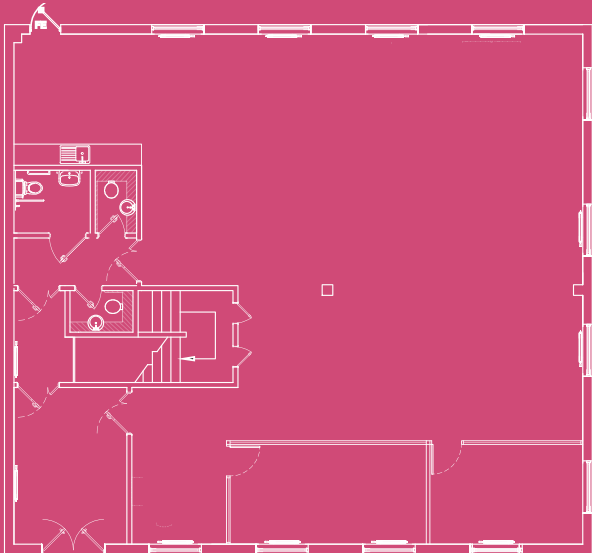
**SET WITHIN 148 ACRES BIRMINGHAM BUSINESS PARK PROVIDES 2 MILLION SQ FT OF HIGH QUALITY OFFICE SPACE AND IS HOME TO OVER 150 OCCUPIERS.**

# ACCOMMODATION

IPMS 3	SQ FT	SQ M
GROUND FLOOR	2,018	187
<b>TOTAL</b>	<b>2,018</b>	<b>187</b>

## SPACE PLAN

GROUND FLOOR



 Virtual Tour



## SPECIFICATION

The building benefits from the following:

### Internally

- Open plan floor plates
- New VRF comfort cooling system designed for occupancy at 1:8 sq m
- Mineral fibre suspended ceiling
- LED lighting
- Raised access floor
- Door entry system
- EPC rating of B34
- Male and Female WC's
- Fitted kitchen

### Externally

- Refreshed landscaping with new planting
- 11 car parking spaces (1:183 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
-  WH Smith
-  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

2675

KINGS COURT

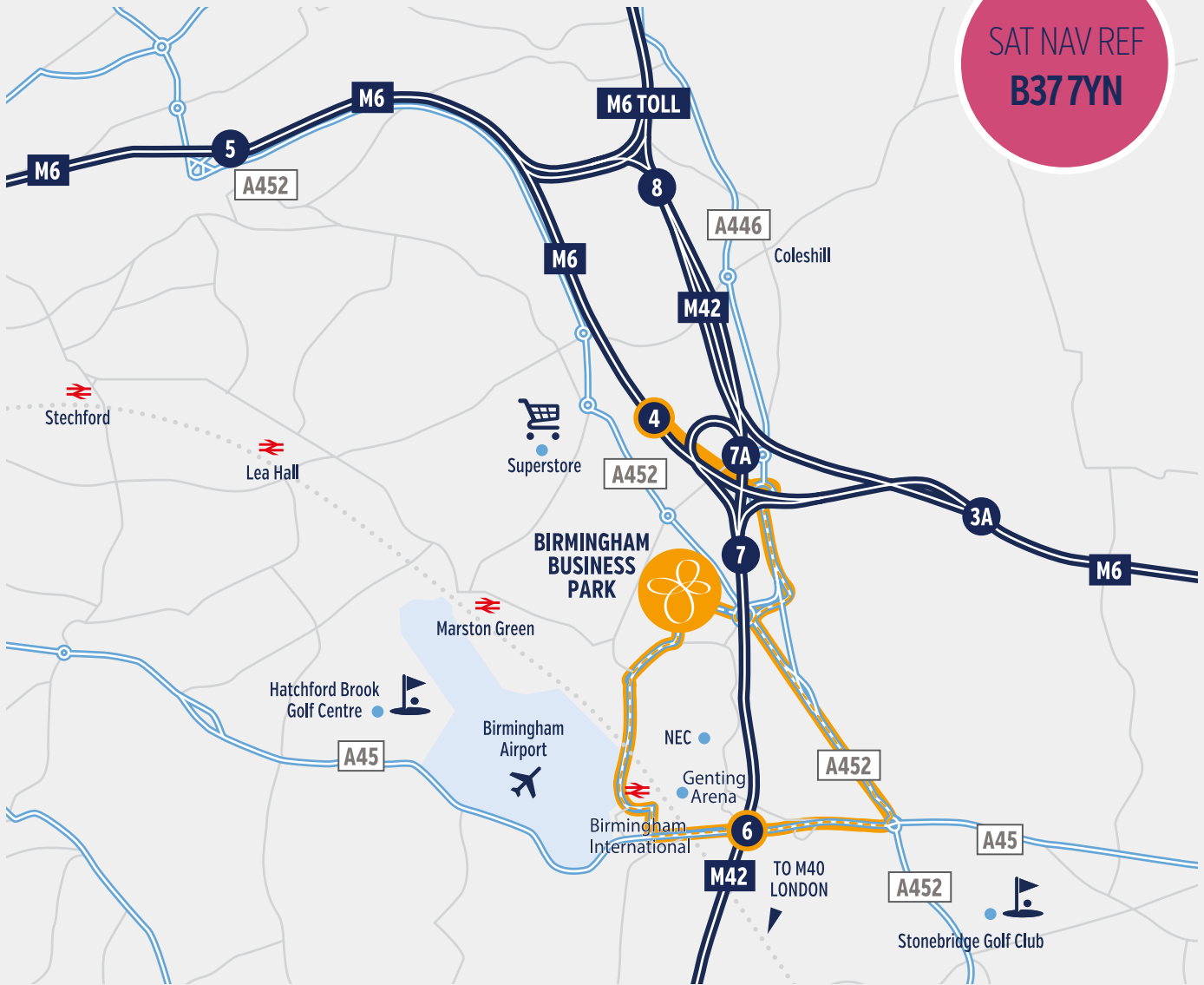


# IDEALLY LOCATED

**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



[parkpresentfuture.co.uk](http://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.