



KINGS NORTON

BUSINESS CENTRE
BIRMINGHAM B30 3HP

47 Melchett Road

TO LET

WAREHOUSE UNIT

WITH OFFICES

9,472 sq ft
(880 sq m)

Level access loading door

5.8m eaves height

Two storey offices

24 hour estate security

Excellent road and
rail links

Loading & yard area



www.kingsnortonbusinesscentre.co.uk

DESCRIPTION

Kings Norton Business Centre provides over 800,000 sq ft of industrial/warehouse, showroom and office accommodation playing a major role in the local community with well known occupiers such as Bristol Street Motors, Screwfix, Euro Car Parts, Birmingham University and the NHS.

SPECIFICATION

Warehouse

- Steel portal frame construction
- Level access loading door
- 5.8m eaves height
- LED lighting

External

- Car parking to front of unit
- Loading area to rear

Offices

- Open plan
- Heating
- Lighting
- WCs



ACCOMMODATION (GEA)

Description	sq ft	sq m
Warehouse	6,898	640.8
Offices GF/FF	2,574	239.2
Total	9,472	880

EPC

Energy Performance Rating C73

RENT/TERMS

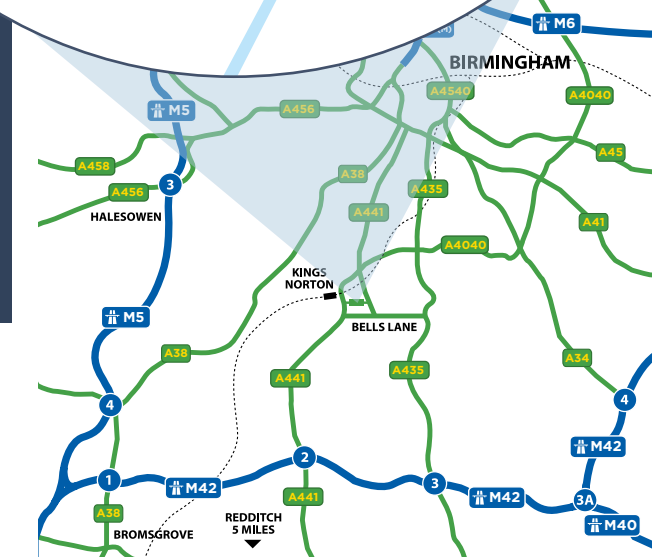
On application.

PLANNING

The building is suitable for B2, B8 and E uses which covers light industrial, general industrial and storage and distribution.

BUSINESS RATES

Rateable Value (2023) £62,000.



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M42 J2
Bham City Centre 4.4 miles
Bham Airport 4.9 miles
13.2miles



Kings Norton 1 min
Bham New Street 16 mins
Redditch 25 mins



Cotton Park - 47 17 mins
Bham City Centre - 21mins
Solihull - 49 45 mins



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