



KWB

FOR SALE/TO LET

4,164 sq ft (383.84 sq m)

Self contained office

**6070 Knights Court,
Birmingham Business Park,
Birmingham,
B37 7BF**

- Refurbished to a high standard
- On site car parking
- Established business park environment
- Excellent transport links

www.kwboffice.com

0121 233 2330

Property details – 6070 Knights Court

Description

6070 Knights Court is a detached 2 storey purpose built office building that was constructed in 2007.

The building has just undergone an extensive refurbishment to bring it up to the latest office standards, and now provides Grade A office space to the following standard:

- Suspended ceiling with new flat panel LED lighting
- Air conditioning
- New carpets
- Redecoration throughout
- Refurbished WC's
- New kitchens at both 1st and ground floor
- Lift to first floor
- Double glazed windows
- Feature two-storey glazed entrance
- 16 on site car parking spaces

Area

The property extends to 4,164 sq ft over the 2 floors.

Tenure

The property is available on a new lease or alternatively consideration would be given to a freehold sale, with vacant possession.

Rental

The property is available at a rental of £92,000 per annum, plus VAT

Price

The freehold of the property is available at a price of £957,750, plus VAT.

Business Rates

The property has a rateable value of £72,250 and rates payable are estimated at £39,449 for the year 2024/25. Applicants should check these figures with the local rating authority.

Estate Charge

There is a variable estate charge for the upkeep of the estate and the wider Birmingham Business Park. Further details available from the agent.

Energy Performance Certificate

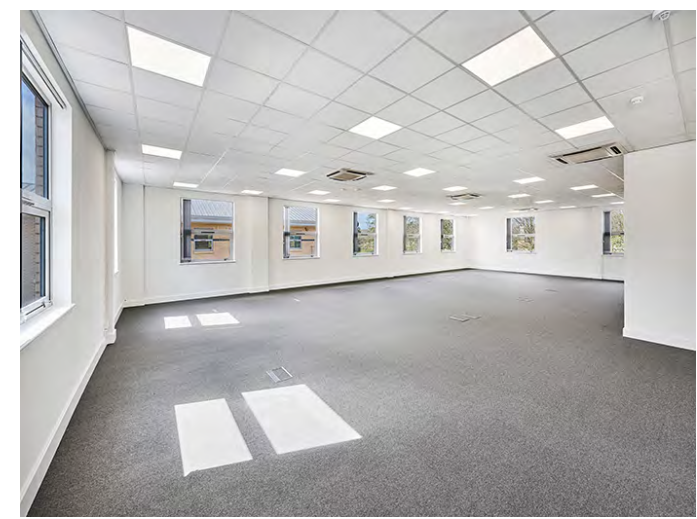
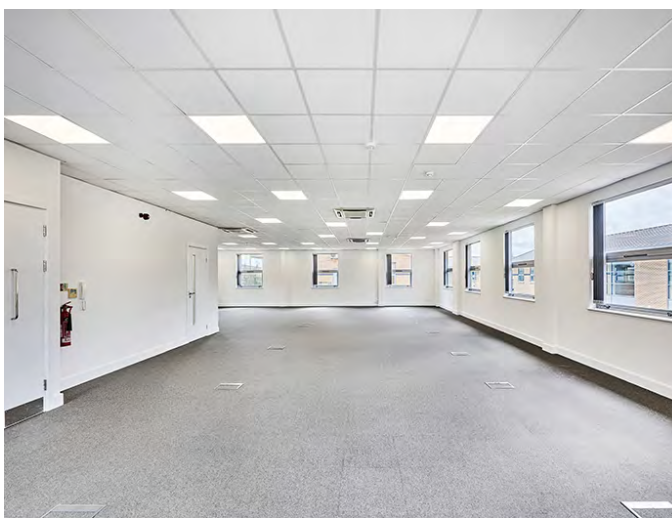
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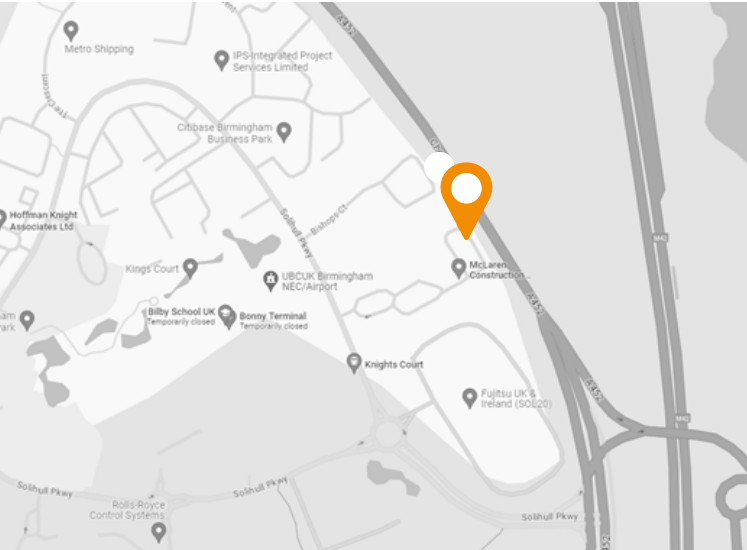
Legal costs

Each party is to bear their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with the joint agents.



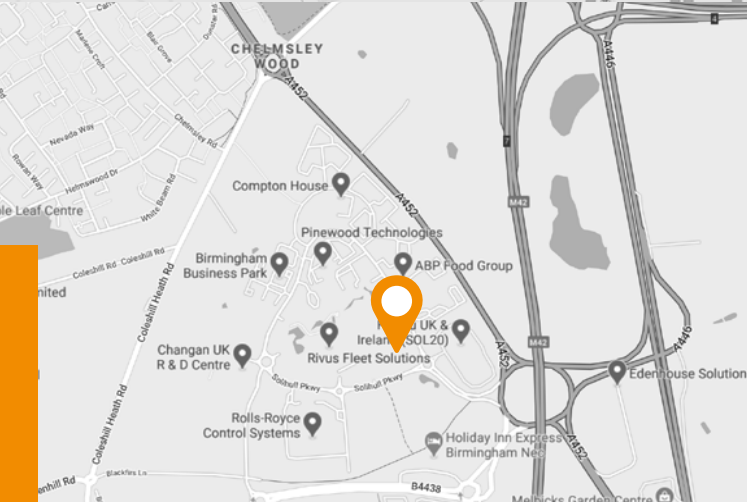


Location details

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Birmingham,
B37 7BF**

Birmingham Business Park is situated 13 miles to the east of Birmingham City Centre, 13 miles to the west of Coventry and 3 miles north of Solihull. The Business Park is the most established out-of-town location in the West Midlands and boasts an impressive range of occupiers.

The road communications are excellent, being situated just off Junction 6 of the M42 which provides access to M6/M6 Toll Road, M40 and the M5. Birmingham International Airport and International Railway Station are within close proximity together with the National Exhibition Centre.



**For further information
and to arrange a viewing,
please contact:**

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www.kwboffice.com

or

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Avison Young

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