

**FOR SALE** PROMINENT SELF CONTAINED OFFICE

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# 6120 KNIGHTS COURT

Solihull Parkway, Birmingham Business Park, Solihull, B37 7WY



## Key Highlights

- 6,164 sq ft (572.67 sq m)
- Close to Birmingham Airport & Birmingham International Station
- Business Park location providing easy access to M6 J4A and M42 J6
- Excellent access & communications
- On-site amenities including WH Smith, Greggs, Day Nursery and dry cleaners
- 21 parking spaces (1:294 sq ft)

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## Location

6120 Knights Court occupies a prominent location within Birmingham Business Park positioned within close proximity to the entrance of the park.

The building itself is located towards the entrance of the court, and sits adjacent to Solihull Parkway. Solihull Parkway is the loop road servicing the majority of buildings on Birmingham Business Park and provides access to Junction 4 of the M6 Motorway via the A452 Chester Road.

## Accommodation & Specification

6120 Knights Court is a modern, two storey detached office building providing 6,164 sq ft of accommodation arranged over ground and first floors.

	SIZE (SQ FT)	SIZE (SQ M)
<b>First Floor</b>	3,073	285.50
<b>Ground Floor</b>	3,091	287.17
<b>Total</b>	6,164	572.67

The building, built in 2007, is of steel frame construction with brick elevations under a pitched steel profile clad roof. The reception is double height and fully glazed providing natural light to the staircase leading up to the first floor.

Internally, the premises comprises mainly open plan office accommodation with partitioned offices and a kitchenette.

- Comfort cooling
- Full access raised floors
- Suspended ceilings with recessed lighting
- Kitchenette
- Male, female and disabled WCs and shower facilities
- 1 x 5 person passenger lift
- 21 dedicated car parking spaces (1:294 sq ft)

## Contact

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## Tenure & Proposal

The property is available on a freehold basis with a quoting price of £1,200,000 exclusive.

## Estate Charge

An estate charge of £9,788.56 per annum will be levied toward the cost of the maintenance of the common areas of the estate.

## Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at £6.02 per sq ft payable. We recommend that interested parties make their own enquiries to the local authority.

## VAT

VAT is payable at the prevailing rate.

## EPC

A copy of the energy performance certificate is available upon request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Anti-Money Laundering

The purchaser will be required to provide anti-money laundering information in accordance with HMRC regulations when heads of terms are agreed.

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