

A Bilfinger Real Estate  
company



# To Let

6070 Knights Court  
Ground Floor

Birmingham  
Business Park  
Birmingham  
B37 7BF



September 2014

- Office To Let 2,100 sq ft.
- Comfort cooling.
- Raised floors.
- Suspended ceilings.
- Flexible terms.
- Existing furniture could be included.

[gva.co.uk/7615](http://gva.co.uk/7615)

## Location

Birmingham Business Park is situated in a prime location adjacent to the NEC/LG Arena. The park is well located for access to J4 M6 and J6 M42 being approximately 1½ and 3½ miles distance respectively.

Knights Court is towards the front of the Business Park on the right hand side, after the first roundabout (past the Fujitsu building). 6070 is at the rear of Knights Court and faces the A452 Chester Road.

## Description

6070 Knights Court was constructed in 2007 and was purchased by our client for their own occupation shortly afterwards.

The ground floor suite is now surplus to requirements and is available on a new lease on terms to be agreed.

The suite includes the following:

- Comfort cooling / heating.
- Raised access floors.
- Suspended ceilings and recessed lighting.
- Kitchenette.
- In-situ cupboards.
- Partitioned offices / meeting rooms.
- 8 car parking spaces.
- EPC Rating of D.

## Floor Area

The approximate net internal floor area is:

Description	Sq ft	Sq m
Ground Floor	2,082	193.42
First Floor	Occupied	
Total	4,164	386.84

## Terms

This suite is available on a new lease on flexible terms direct from the owner. The existing furniture and other fixtures/ fittings are available by way of separate negotiations.

## Rent

£12 per sq ft per annum (£25,000 pa).

## Business Rates

£7.42 per sq ft per annum (2013/2014).

## Service Charge

There is a service charge for the upkeep of the common parts of the building and maintenance of the estate.

Further details upon request.

## VAT

VAT may be charged at the prevailing rate, where applicable.

## Services

We understand that all mains services are connected to the property, however, interested parties are advised to satisfy themselves that this is the case and that they are in full working order.

## Legal Costs



Each party are to bear their own legal and surveyor's costs incurred in this transaction.

For further information or an appointment to view, please contact:

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