



## **TO LET**

**Unit 292  
Sovereign Road  
Kings Norton Business Centre  
Kings Norton  
Birmingham**

**5,846 ft<sup>2</sup> (543 m<sup>2</sup>)**

Warehouse/ Industrial Unit

- On site parking
- Separate rear service road
- Established industrial environment

## Description

The property comprises part of a terrace of single storey industrial buildings of steel frame construction. The property has a lined roof with translucent panels and a concrete floor. Access into the property is via roller shutter door at the rear of the unit. Access for personnel is to the front of the property.

To the rear of the unit is a concrete service yard.

The office accommodation has been constructed to the front of the property and includes male and female WC's.

Above the office accommodation additional storage space is provided.

## Location

The premises are situated on the well established Kings Norton Business Centre, which is situated approximately 5 miles south of Birmingham City Centre. The industrial estate is situated adjacent to the (A441) Pershore Road South. The premises are located on Prince Road which is off Melchett Road.

The A441 is a main arterial route out of Birmingham and links directly to Junction 2 of the M42 motorway, approximately 4 miles south of the premises.

## Accommodation

The property has the following Gross Internal Floor Area:-

	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	376	4,047
Ground Floor Office	69	746
First Floor Accommodation	98	1,053
<b>Total</b>	<b>543</b>	<b>5,846</b>

## Rating Assessment

This property has a 2005 Rateable Value of £41,250.

## Town & Country Planning

We have been informed that the premises may be used for B1 (Business) B2 (General Industrial) or B8 (Storage or Distribution) uses. However, applicants are advised to confirm these details with the Birmingham City Council Planning Department on 0121 303 9944.

## Lease Terms

The premises are available by way of assignment or sublease of the existing lease which expires on 1<sup>st</sup> December 2012. The passing rent is currently £28,717 per annum.

## Legal Costs

Each party is to be responsible for their own legal costs incurred during this transaction.

## VAT

All figures are quoted exclusive of VAT which may be chargeable.

## Viewing

Please contact Steven Jagers on 0121 214 9953 or via email on [steven.jagers@kingsturge.com](mailto:steven.jagers@kingsturge.com).

## Subject to contract

September 2009

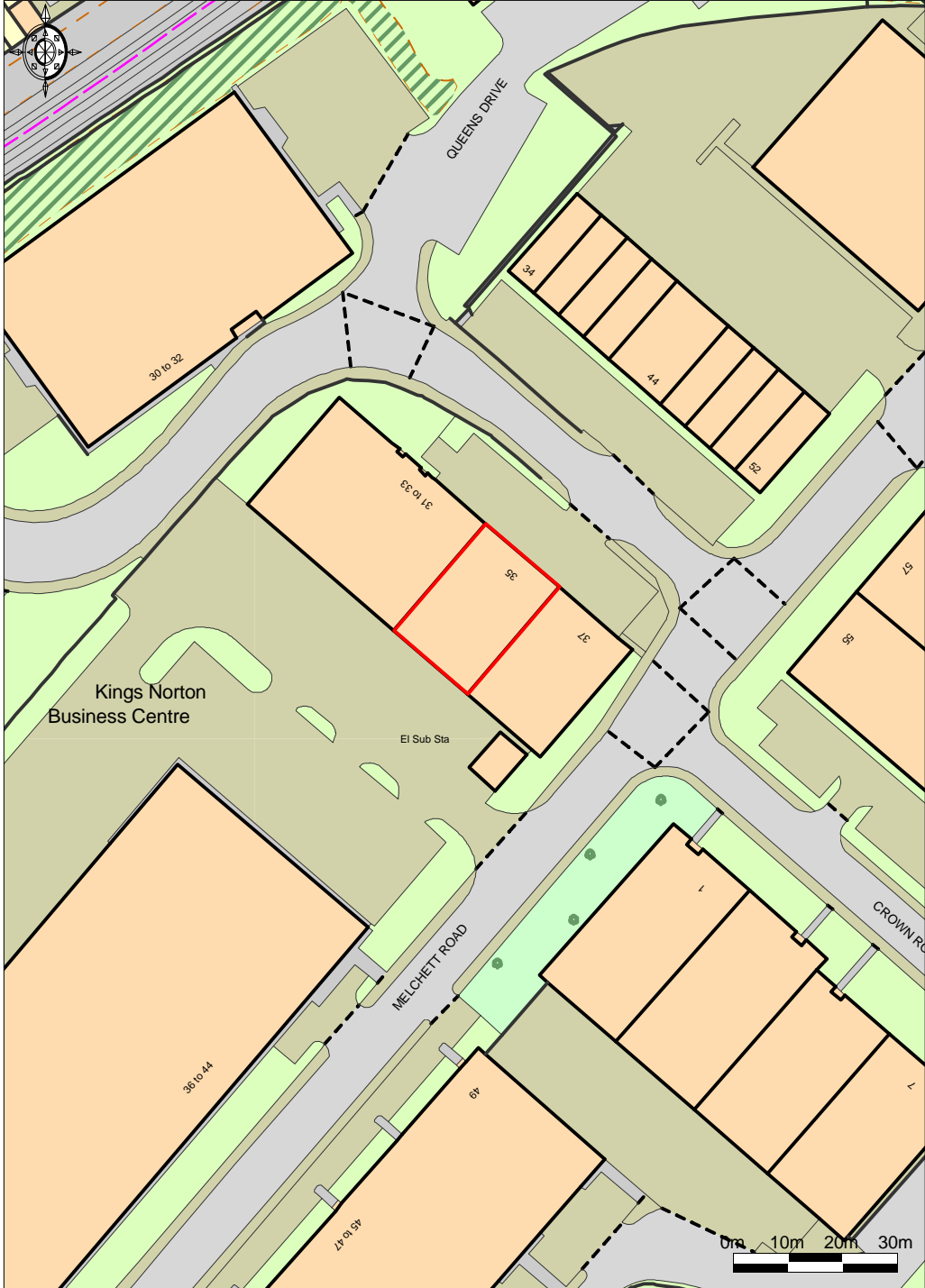
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September 2009

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