

# 20-22 Melchett Road

## Kings Norton Business Centre

| Birmingham | B30 3HS |

Lambert  
Smith  
Hampton

20

22

### Key features

- ✓ Located on one of the West Midlands premier business parks.
- ✓ Secure, gated and lit site.
- ✓ 7.5m eaves height.

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# To Let – Modern Industrial / Warehouse Premises

SIZE – 32,288 – 74,024 sq ft (2,990.60 – 6,867.94 sq m)

## Description

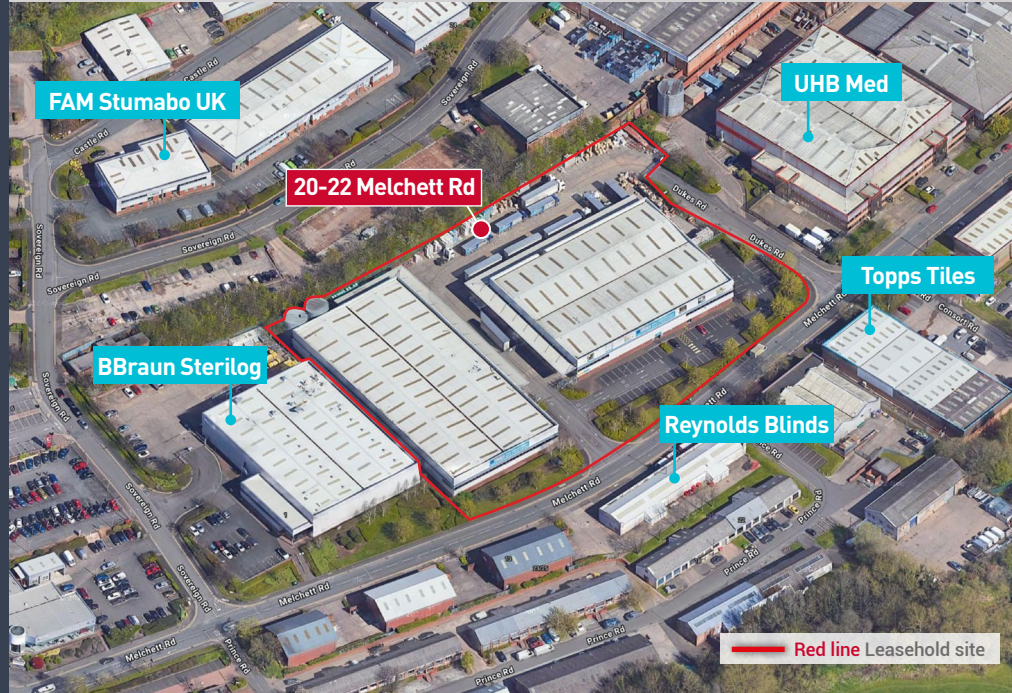
The property comprises two adjacent industrial premises of steel portal frame construction, painted concrete floors, block/ clad elevations surmounted by a profile metal clad roof with translucent roof lights. To the rear of the site is a secure, lit yard with access via electric gates.

### Number 20 comprises:

- ✔ 7.5m eaves height.
- ✔ 7 ground level loading doors.
- ✔ 3 gas fired warm air blowers.
- ✔ LED lighting.
- ✔ Sprinklers.
- ✔ Offices and welfare facilities at ground floor.
- ✔ Offices, canteen, w/c's and locker rooms at first floor.
- ✔ Canopy.

### Number 22 comprises:

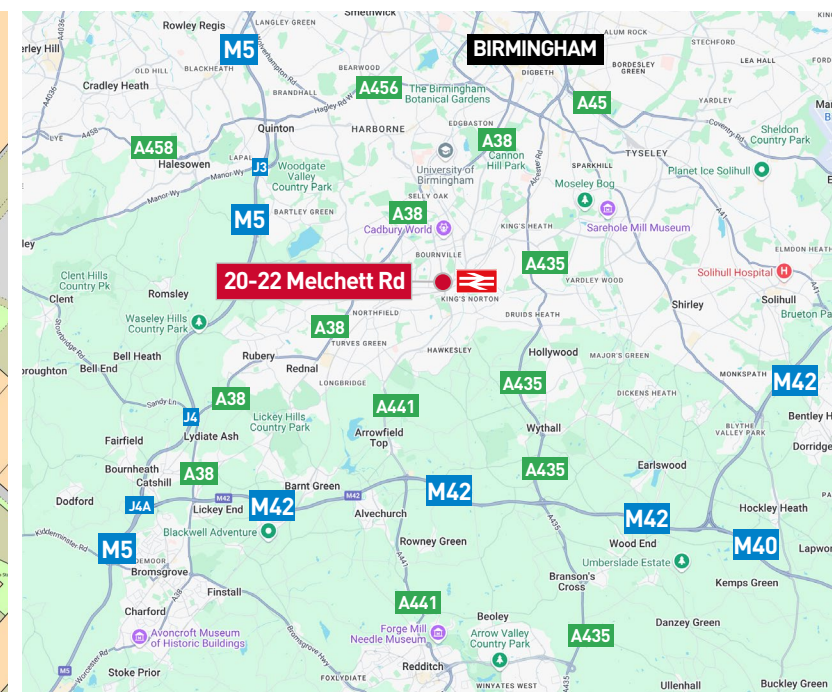
- ✔ 7.5m eaves height.
- ✔ 10 ground level loading doors.
- ✔ LED lighting.
- ✔ Office / showroom space.
- ✔ Works toilets and canteen.
- ✔ Canopy.



## Location

The property is situated on Kings Norton Business Centre. Kings Norton Business Centre provides over 800,000 sqft of industrial/ warehouse and office accommodation with occupiers including Screwfix, Euro Car Parts, Topps Tiles and the NHS.

Kings Norton is located 6 miles south of Birmingham City Centre and 9 miles north of Redditch. It benefits from excellent transport links with Kings Norton train station providing easy access to Birmingham City Centre and Junction 2 of the M42 motorway being 4 miles to the south.







## Accommodation

The units comprise the following approximate Gross External Areas:

Floor	Sq m	Sq ft
<b>Number 20</b>		
Ground Floor Warehouse	3,618.44	38,950
Ground Floor Offices	67.06	722
First Floor Offices	174.33	1,876
Plant Room	17.51	188
<b>Total</b>	<b>3,877.34</b>	<b>41,736</b>
<b>Number 22</b>		
Ground Floor Warehouse	2,990.60	32,288
<b>Total</b>		
<b>Gross External Area</b>	<b>6,867.94</b>	<b>74,024</b>

## EPC

Number 20: **B (45)**. Number 22: **B (42)**.

## Business Rates

Rateable Value: **£490,000**.

## Legal costs

Each party is to bear their own legal costs.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## Rent

**On application.**

## Viewing and Further Information

Viewing Strictly via the sole agents, please contact:

**Peter Edwards**

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Edmund Street  
Birmingham, B3 2TA

**Office: 0121 2362066**

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## Tenure

The property is available by way of an assignment of the existing leasehold interest, expiring in June 2027. Alternatively, consideration will be given to granting a sublease for the remainder of the term with the units being available separately or as a whole. Should a longer lease be required we understand that the landlord would be open to surrendering the existing lease and granting a new longer lease.