

# Kingsbury Business Park

LOGICOR.EU

Birmingham, B76 9DL  
///ruler.words.noise

Detached industrial / warehouse unit  
Unit 6 - 41,942 sq ft  
To let

Refurbished  
Available for immediate occupation





# Kingsbury Business Park

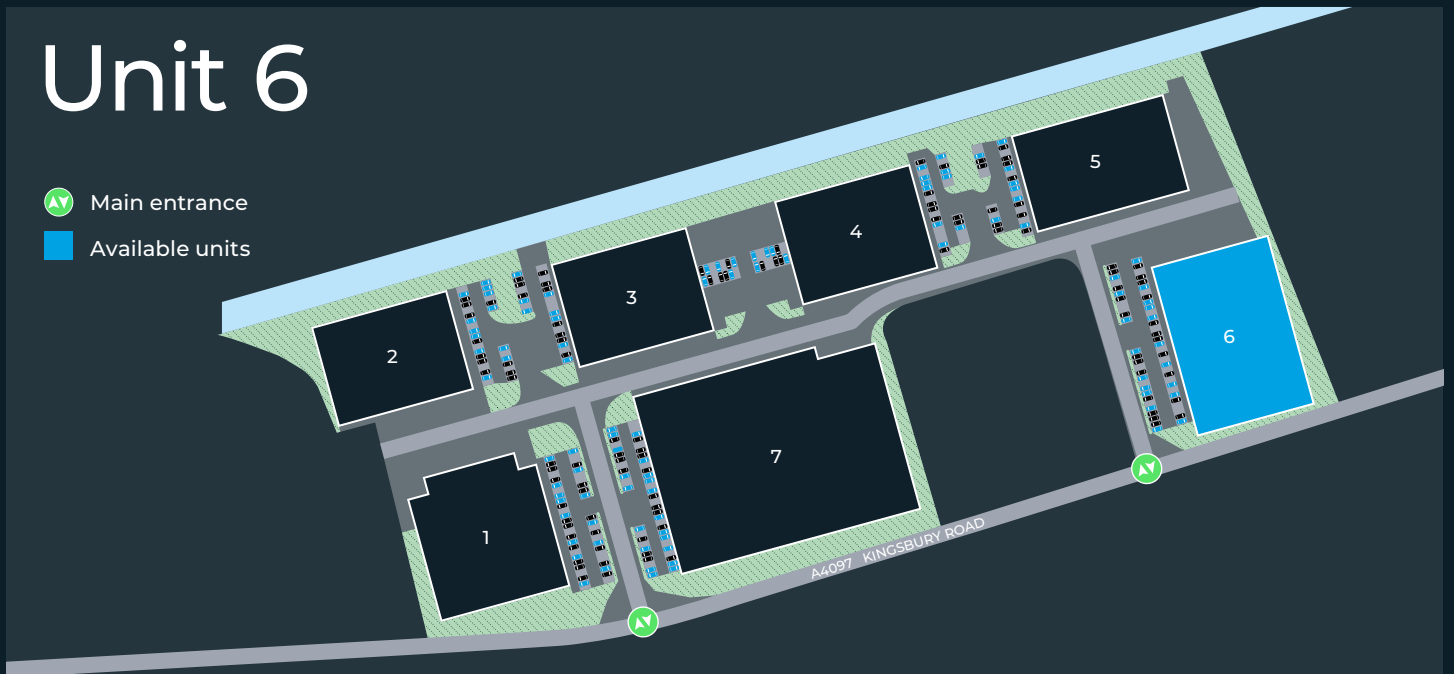
The property comprises a steel portal frame industrial warehouse building with part clad/brick/blockwork elevations beneath a pitched steel profile clad roof incorporating translucent roof panels. The property has been refurbished providing an EPC B and is available for immediate occupation.





# Unit 6









-  Main entrance
-  Available units



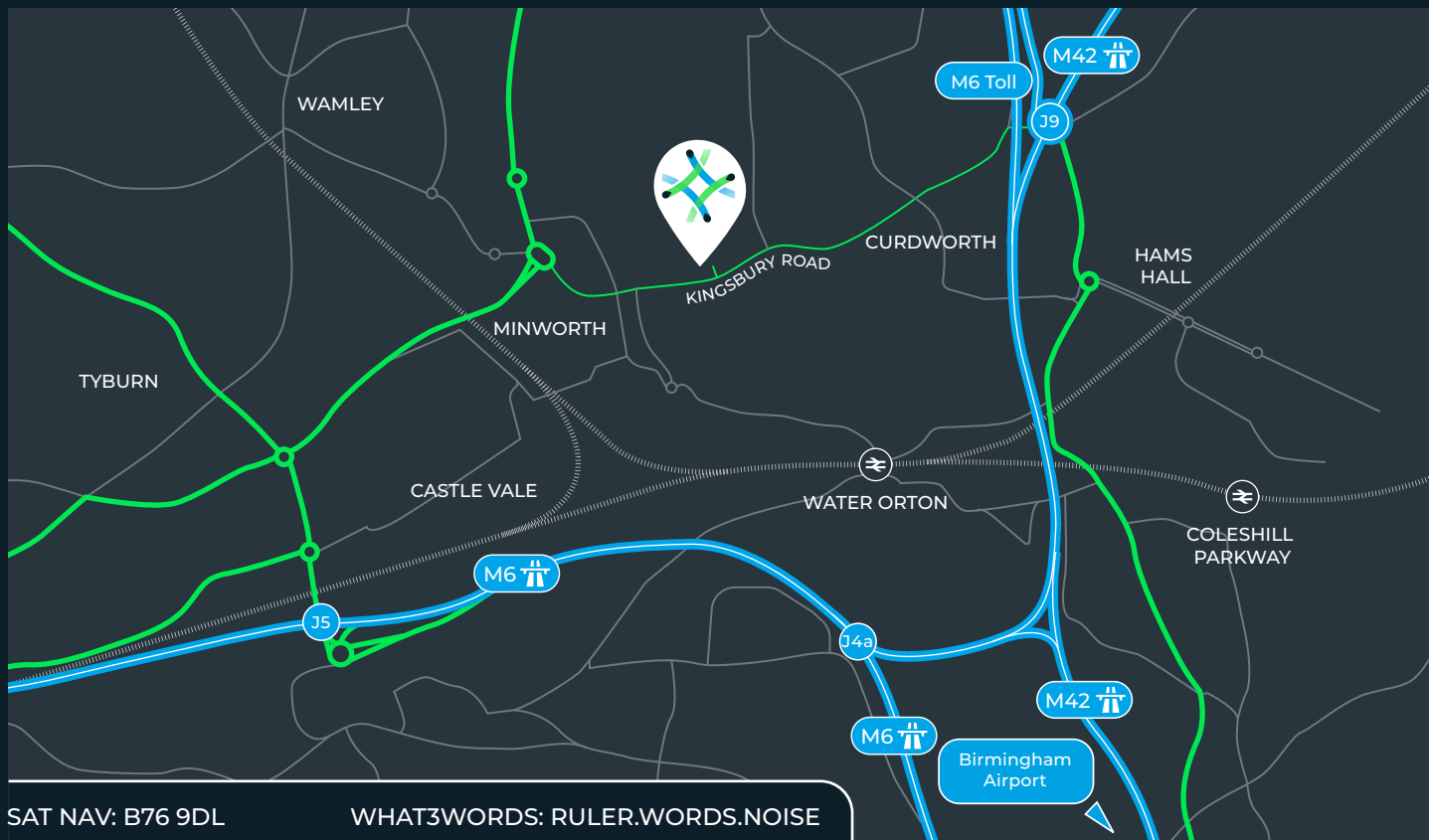
## Accommodation

Unit	Warehouse Sq Ft	Ground / FF Office Sq Ft	Total Sq Ft
6	38,674	3,268	41,942

## Specification

-  EPC B
-  LED lighting
-  4 ground level loading doors
-  56 car parking spaces
-  Steel portal frame construction
-  Service yard
-  Eaves height 7.1m
-  Ground / first floor offices with reception






SAT NAV: B76 9DL

WHAT3WORDS: RULER.WORDS.NOISE

## Prominent industrial location

Kingsbury Business Park fronts the main Kingsbury Road (A4097), which gives direct access to Junction 9 of the M42 and the M6 Toll Road, within approximately 1.5 miles of the Estate.

The A38 and Kingsbury Road roundabout is within ½ mile, providing excellent access to Junction 5 and 6 of the M6 Motorway. The A38 provides access to Birmingham City Centre, approximately 6 miles away.

	miles	mins
Birmingham	7	15
Coventry	19	24
Wolverhampton	28	49
Manchester	90	1 hr 42

	miles	mins
M42	2	3
M6	3	7
M5	11	19
M40	17	19
M6 Toll	1.5	2

	miles	mins
Birmingham Airport	11	18
	miles	mins
Water Orton	2	4
Coleshill Parkway	4	8

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