



Unit 17

KITTS GREEN BIRMINGHAM B33 0LD

**TO LET**

## NEWLY REFURBISHED OFFICE 4,416 sq ft (410.26 sq m)



- Self-contained Two Storey Office
- Can be taken as a Whole or Sub-divided
- Dedicated car parking
- On Site Security

- Excellent Motorway Links
- Open plan layout
- Rent Inclusive of Service Charge

## LOCATION

Ace Business Park is situated on Mackadown Lane, Kitts Green, Birmingham. Access to the site is either via Bordesley Green Rd (A4128) to the North or via the Coventry Rd (A45) to the South. Junction 6 of the M42 and junction 4 of the M6 are both within easy reach. The park is strategically situated between the Land Rover Solihull and Jaguar Land Rover Castle Bromwich plants.

## DESCRIPTION

Ace Business Park is an established and well known business park providing a mix of accommodation and on-site security. The park benefits from prominent frontage to Mackadown Lane and has recently been improved with new signage and landscaping.



## SPECIFICATION

- Two-storey purpose built office
- Open Plan layout
- Newly refurbished
- Suspended ceiling
- Recessed lighting
- Gas central heating
- Perimeter power points
- Fitted kitchen area

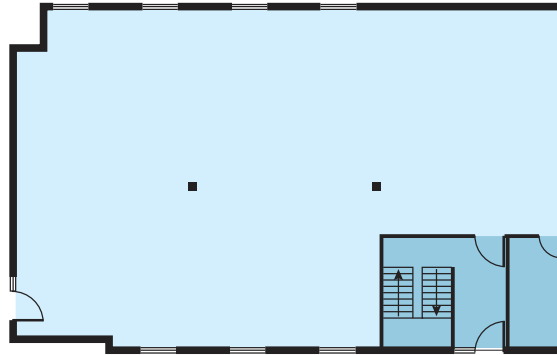
## RENT

Please see attached schedule of options.  
Rent Inclusive of Service Charge

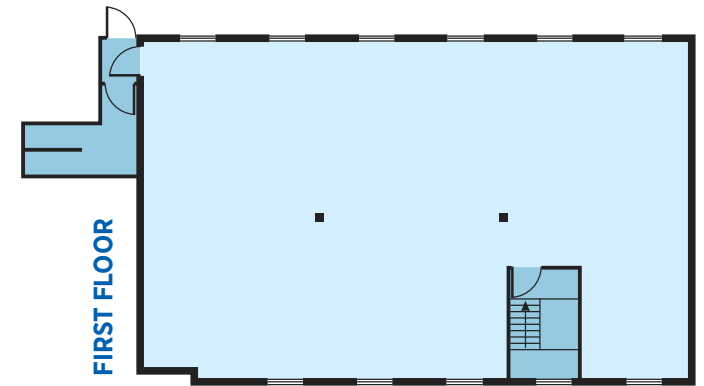
## EPC RATING

17 Office D-85

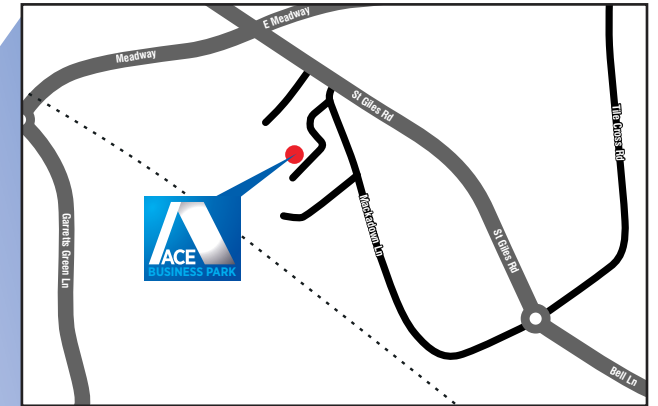
GROUND FLOOR



FIRST FLOOR



Floors	sq ft	Total Rent & Service Charge (pa) ex VAT	Rateable Value
Office (GF)	2,210	£24,244	To be reassessed
Offices (FF)	2,206	£24,200	To be reassessed
<b>Total</b>	<b>4,416</b>	<b>£48,444</b>	<b>-</b>



Sat Nav: B33 OLD

## VIEWING



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