

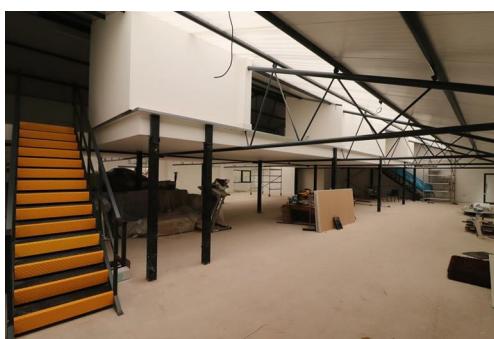


\* Further exterior works are currently being undertaken\*

**Unit 4, Wharfside Studios Lifford Lane,  
Kings Norton, Birmingham, B30 3DZ**

**£5,250 Per calendar month**

A newly converted canal side spacious self contained first floor and mezzanine business unit in this fast improving location measuring circa 557 sq m (6000 sq ft). Parking plus guest parking.



**0121 634 1520**

**maguirejackson.com**

THE GUILD  
PROPERTY  
PROFESSIONALS

## Location

Wharfside is located on Lifford Lane close to the junction with the Pershore Road (A441), offering good access into and out of the City Centre. All the canal side units are being refurbished to a high standard offering interesting accommodation to creative and other industries.

## Accommodation

Arranged on the first and mezzanine floor with good frontage towards the Lifford Lane entrance. Fitted out to a high specification with modern LED lighting, heating, double glazed windows and benefitting from a new insulated composite roof.

## Service Charge

To be advised

## Business Rates

To be advised

## Viewing

Strictly by prior appointment with agents Maguire Jackson

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

No VAT is applicable to the rent

## EPC

Available upon request

## Money Laundering

The money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties. We will therefore be requesting proof of identification for all the parties involved in the transaction.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For more information please contact:

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Birmingham B3 1QG

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Please note that we have not tested any apparatus, equipment, fixtures or services, and so cannot verify they are in working order, or fit for their purpose.

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