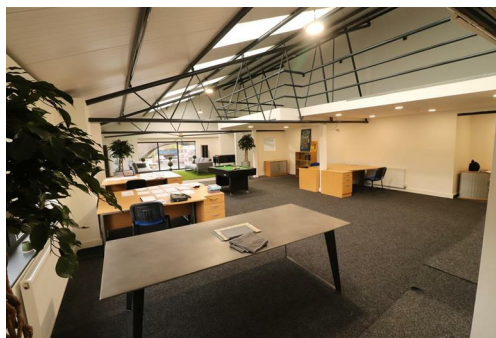




**Unit 13, Wharfside Studios Lifford Lane,
Kings Norton, Birmingham, B30 3DZ**

£1,625 Per calendar month

An attractive canal side very spacious self contained ground and mezzanine business unit suitable for many uses comprising 181 sq m (1950 sq ft) currently being developed. Parking plus guest parking.



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

Fitted out to a high specification with modern LED lighting, heating, double glazed windows and benefitting from a new insulated composite roof.

Arranged on the ground and mezzanine floor:

Ground floor - 3244.6 sq ft (301.42 sq m)

Mezzanine - 2012 sq ft (186.93 sq m)

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

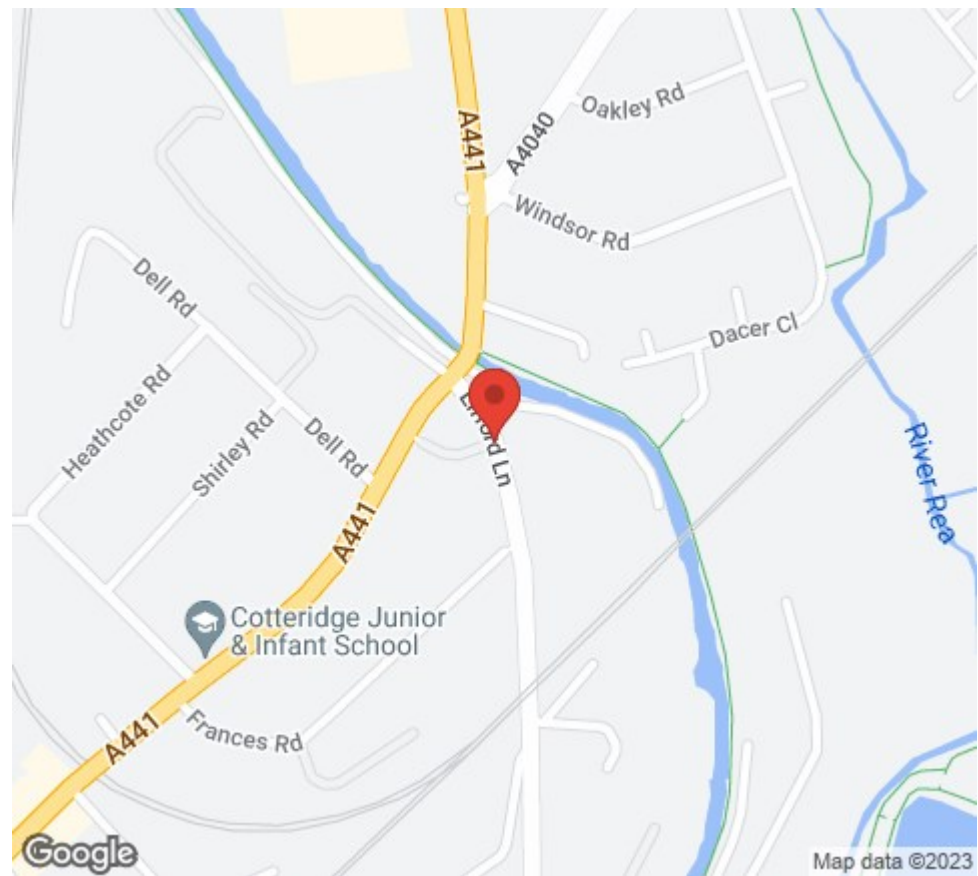
No VAT is applicable to the rent

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(71-81) B		
(69-80) C			(59-69) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(17-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

For more information please contact:

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Philip@maguirejackson.com

Maguire Jackson. 33 George Street,
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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