



** Further exterior works are currently being undertaken**

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

£3,375 Per calendar month

A spacious attractive newly converted canal side self contained ground floor business unit in this fast improving location, measuring circa 390 sq m (4,200 sq ft). Parking spaces 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

Arranged on the ground floor with good frontage towards the Lifford Lane entrance. Fitted out to a high specification with modern LED lighting, heating, double glazing and benefits 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 | | | 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 | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) 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:

Philip Jackson
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.

0121 634 1520

maguirejackson.com

