



**Unit 1, Wharfside Studios Lifford Lane,
Kings Norton, Birmingham, B30 3DZ**

£666 PCM

A spacious attractive newly converted canal side self contained ground floor business unit in this fast improving location, measuring circa 74.3 sq m (800 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

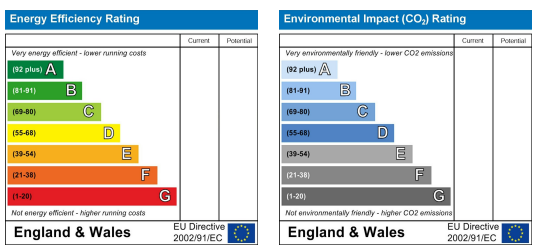
No VAT is applicable to the rent

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.



For more information please contact:

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