



INTERIM PARTICULARS

TO LET

MODERN INDUSTRIAL WAREHOUSE with YARD & PARKING

Unit 1 Alexander's Wharf, Lifford Lane, Kings Norton, B30 3DY



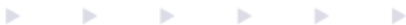
9,666 sqft

(898 sqm) GIA approx

COMPETITIVE RENT AND FLEXIBLE TERMS AVAILABLE

SECURE, GATED ESTATE and ONSITE ESTATE CAR PARKING

CLOSE PROXIMITY TO MAIN KINGS NORTON INDUSTRIAL ESTATE





LOCATION

The Estate is located off Lifford Lane, conveniently located in Kings Norton approximately 6 miles to the south of Birmingham City Centre, with junctions 2 and 3 of the M42 being some 10 miles distant.

Lifford Lane links directly to the main Pershore Road and is within immediate proximity to the main Kings Norton Business Centre, the largest industrial Estate in South Birmingham and a renowned destination for industrial, manufacturing and storage/distribution uses.

DESCRIPTION

The property provides a steel frame industrial premises of park brick, part clad elevations surmounted by a metal clad, steel truss roof incorporating translucent roof lights. The property otherwise provides for:

Painted concrete floor.
New LED lighting (to be installed)
Toilet accommodation
Steel insulated roof
Gas radiant heating
Single electric door roller shutter door (4m w x 4.4m h)
Communal parking
Min 5m working height with apex to 9m.

Externally, the unit provides for loading via a service yard with demised and communal estate parking. The Estate itself is fully secure, accessed by way of electronically operated gates off Lifford Lane.

ACCOMMODATION

Area	SQM	SQFT
Warehouse	898.0	9,666.1
Total GIA	898.0	9,666.1

TERMS

The property is available on a new, flexible FRI lease on terms to be agreed.

RENTAL

Quoting rent £6.75 per sqft

EPC

C74

BUSINESS RATES

2017 Rateable Value £32,250

SERVICES

It is understood the property benefits from mains services. Applicants are advised to make their enquiries to the relevant utility companies.

VAT

All rents and prices quoted are exclusive of VAT if chargeable.

LEGAL COSTS:

Each party to bear their own legal costs incurred in any transaction.



MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

VIEWING

Strictly by appointment with the joint sole agents:

HARRIS LAMB

Tel: 0121-4559455
Contact: Neil Slade
Email: neil.slade@harrislamb.com

Date: October 2023





created on **edozo**

Plotted Scale - 1:7,500