



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**MODERN REFURBISHED UNITS IN
A UNIQUE CANAL-SIDE SETTING**

**900—2,800sq ft
(83.6—260.1 sqm)**



WHARFSIDE ESTATE, LIFFORD LANE, BIRMINGHAM, B30 3JH



- ◆ Refurbished self-contained units.
- ◆ Flexible unit sizes from 900—6,000 sq ft.
- ◆ Units can be combined for larger space.
- ◆ Rare canal-side setting.
- ◆ On-site parking.
- ◆ LED lighting, heating & modern specification.

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LOCATION

Wharfside Estate is located on Lifford Lane, Kings Norton, just off the A441 Pershore Road, providing excellent access to Birmingham City Centre (approximately 20 minutes).

Kings Norton railway station is less than 1 mile away, with strong connectivity to the wider region. The property also benefits from convenient access to the M42 and M5 motorway network, with a range of local amenities and retail parks nearby.

DESCRIPTION

Wharfside Estate offers a rare opportunity to occupy high-quality, refurbished business space within a well-established and improving South Birmingham location.

The scheme provides a range of self-contained units with flexible layouts, designed to accommodate a wide range of occupiers. Units can also be combined to create larger, contiguous floorplates, making the space suitable for growing businesses.

The estate benefits from a distinctive canal-side setting, good natural light, and on-site parking, creating an attractive and practical working environment.

Flexible space suitable for a range of established and growing businesses.

SUITABLE FOR

- Offices & hybrid workspace
- Light industrial, production & assembly
- Creative studios & agencies
- Fitness & wellness operators
- Trade counters & showroom use
- E-commerce, storage & distribution

TENURE

The units are available on a new full repairing and Insuring lease for a term to be agreed.

AVAILABLE UNITS – COMPETITIVE RENTS

Unit	Size (sqft)	Price per annum
1	900	£9,000
3	2,400	£24,000
9	1,493	£14,930
11	1,100	£11,000
11a	700	£7,000
13	1,200	£12,000
15	406	£4,060
25	2,342	£23,420
27	1,650	£16,500
29	2,018	£20,180
33	2,800	£28,000

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

RATES

Further details are available on request.

PLANNING

Interested parties are advised to make their own enquiries with Birmingham City Council on 0121 303 1111.

Interested parties are advised to check this position with their advisors/contractors.

EPC

EPCs are available please ask the agent.

LEGAL COSTS

Each party to bear their own legal costs.

WEBSITE

Photography and further information is available at bulleys.co.uk/LiffordLane

