

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT 4, ALEXANDERS WHARF, LIFFORD LANE, BIRMINGHAM, B30 3DY

9,837 SQ FT (913.89 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Warehouse Premises Located on
Lifford Lane, Kings Norton

- Modern Warehouse
 - Generous Eaves Height of 5m rising to 9m in the Apex
 - Steel Clad Insulated Roof
 - Large Roller Shutter
 - High Bay LED Lighting
 - Secure Site
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DESCRIPTION

The property comprises a modern industrial warehouse of steel truss construction with lined, steel-clad insulated elevations and roof, incorporating translucent roof lights providing excellent natural light throughout.

The warehouse benefits from a generous eaves height and a large roller shutter door, opening onto a communal service yard.

Internally, the accommodation is predominantly open plan in configuration, save for a demised welfare area, and benefits from a solid concrete floor, high-bay LED lighting, and gas-fired air blower heating. The property is also fitted with an intruder alarm system and CCTV.

The estate itself is securely enclosed, featuring barrier-controlled entry off Lifted Lane and palisade perimeter fencing.



LOCATION

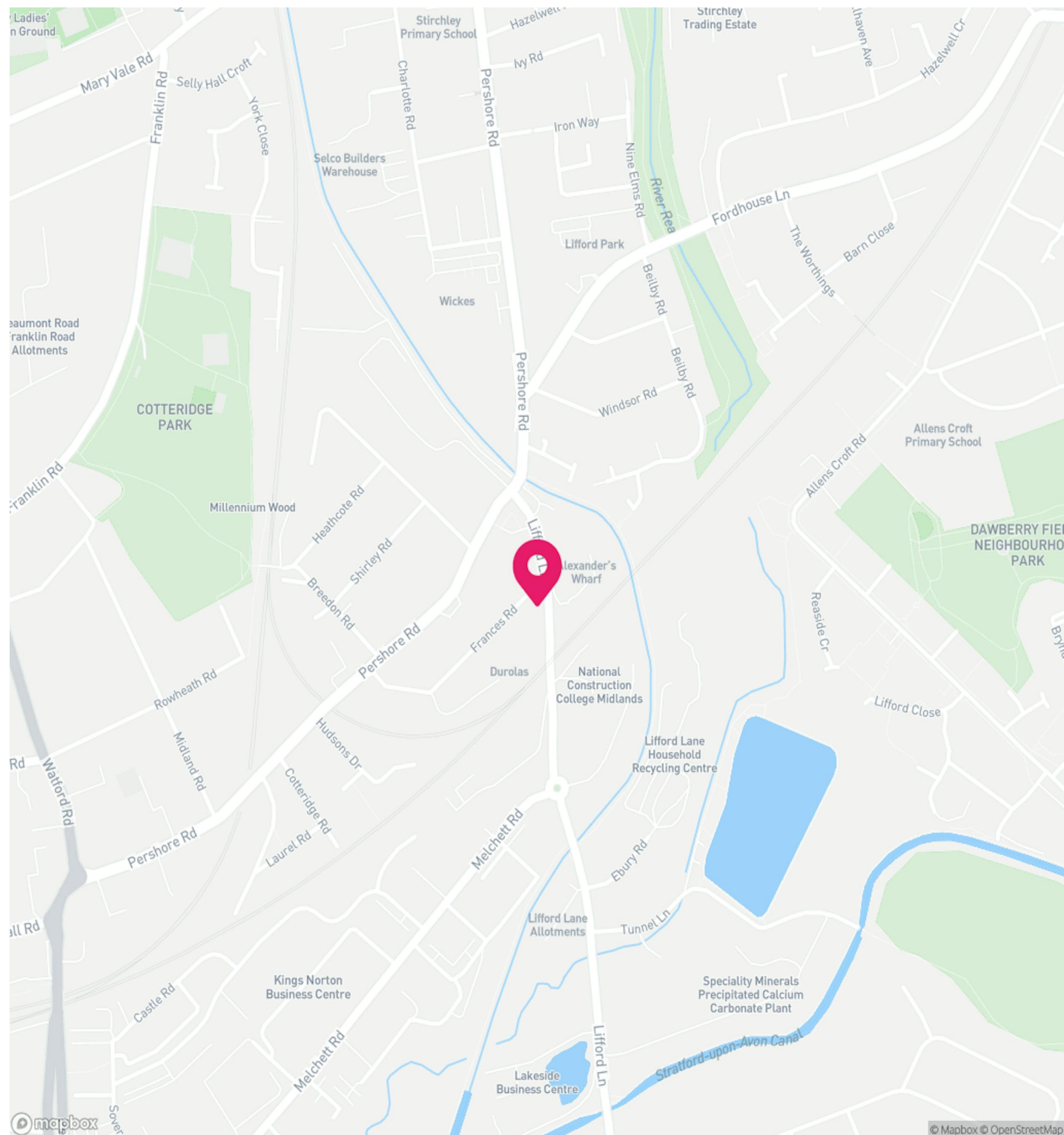
Alexanders Wharf is located off Lifford Lane in Kings Norton, a well-connected area on Birmingham's southern outskirts.

Kings Norton provides a range of shops, cafés, and services, with Cotteridge, Longbridge, and Northfield shopping areas all within a 10-minute drive. Birmingham city centre lies around 6 miles (9.6 km) to the north, accessible via the A441 or A38.

Kings Norton Station (1.5 miles, 5 minutes) offers direct services to Birmingham New Street (approx. 17 minutes) and Redditch. Northfield and Bournville stations also provide access to the Cross City Line.

Regular bus services run nearby, connecting Kings Norton with surrounding areas and the city.

The site benefits from strong motorway links: M42 (J2) is 5.5 miles away, M5 (J4) is 7.5 miles, and M6 (J6, Spaghetti Junction) is approx. 9.5 miles via A38(M).





RATEABLE VALUE

£31,000. (1 April 2023 to present)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£62,500 per annum on a new lease with length to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (53)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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