

LEISURE, OFFICE | TO LET

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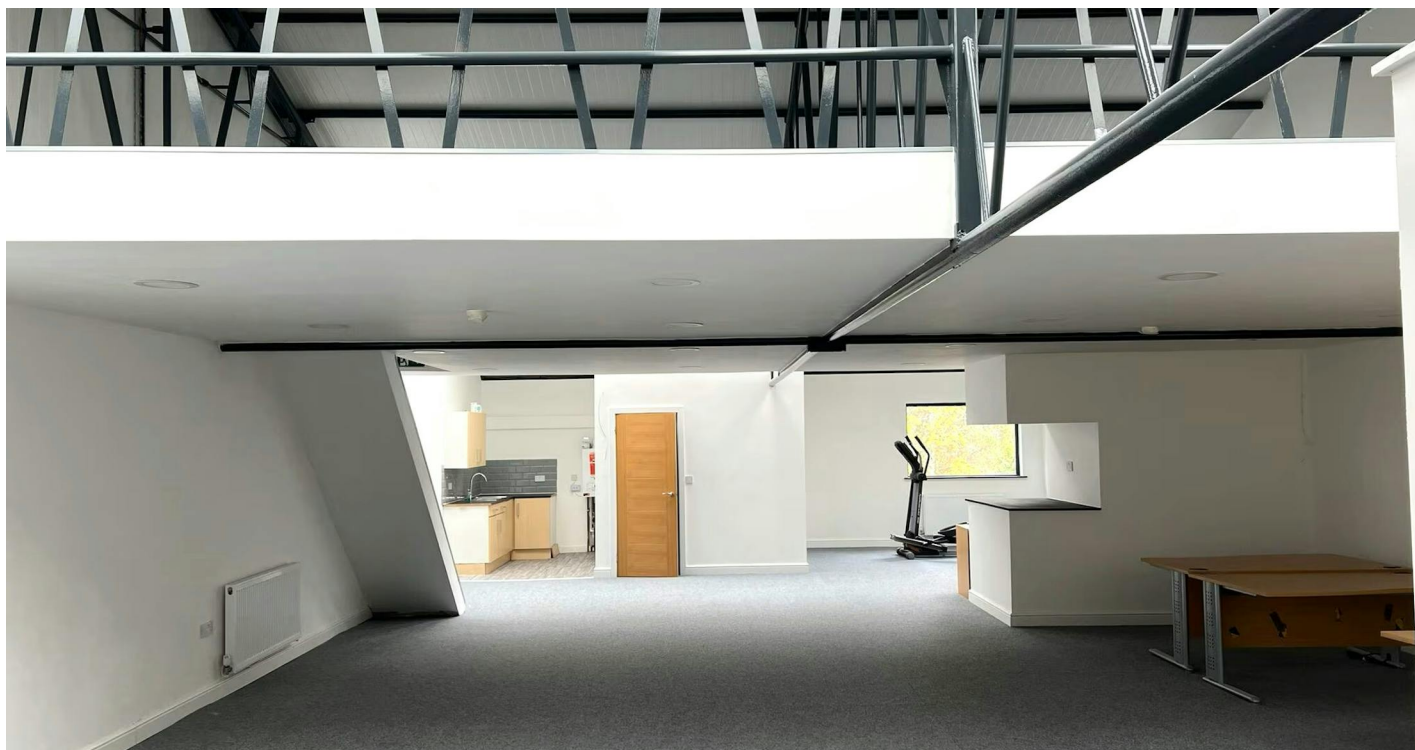
STUDIOS AT LIFFORD LANE, STIRCHLEY, BIRMINGHAM, B30 3JH

900 TO 3,000 SQ FT (83.61 TO 278.71 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Canalside Business Destination Offering
Modern, Flexible Units With Excellent Transport
Links And A Vibrant Mix Of Occupiers

- Range Of Spacious Self-Contained Units
 - Vibrant Mix Of Retail, Leisure And Services
 - Attractive Canalside Development
 - Excellent Access To Birmingham City Centre
 - Close To M42 And M5 Motorway Links
 - Less Than 1 Mile From Kings Norton Station
 - Regular Bus Routes Along Pershore Road
 - Secure On-Site Car Parking Available
 - EPC Ratings B and C
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DESCRIPTION

An attractive canalside development hosting a vibrant mix of occupiers, including retail, leisure, and professional services.

All units are being refurbished to a high specification, featuring modern LED lighting, efficient heating, double-glazed windows, and a newly installed insulated composite roof.

The scheme provides a selection of spacious, self-contained units suitable for a wide range of business uses.

Secure on-site parking is also available, subject to availability.

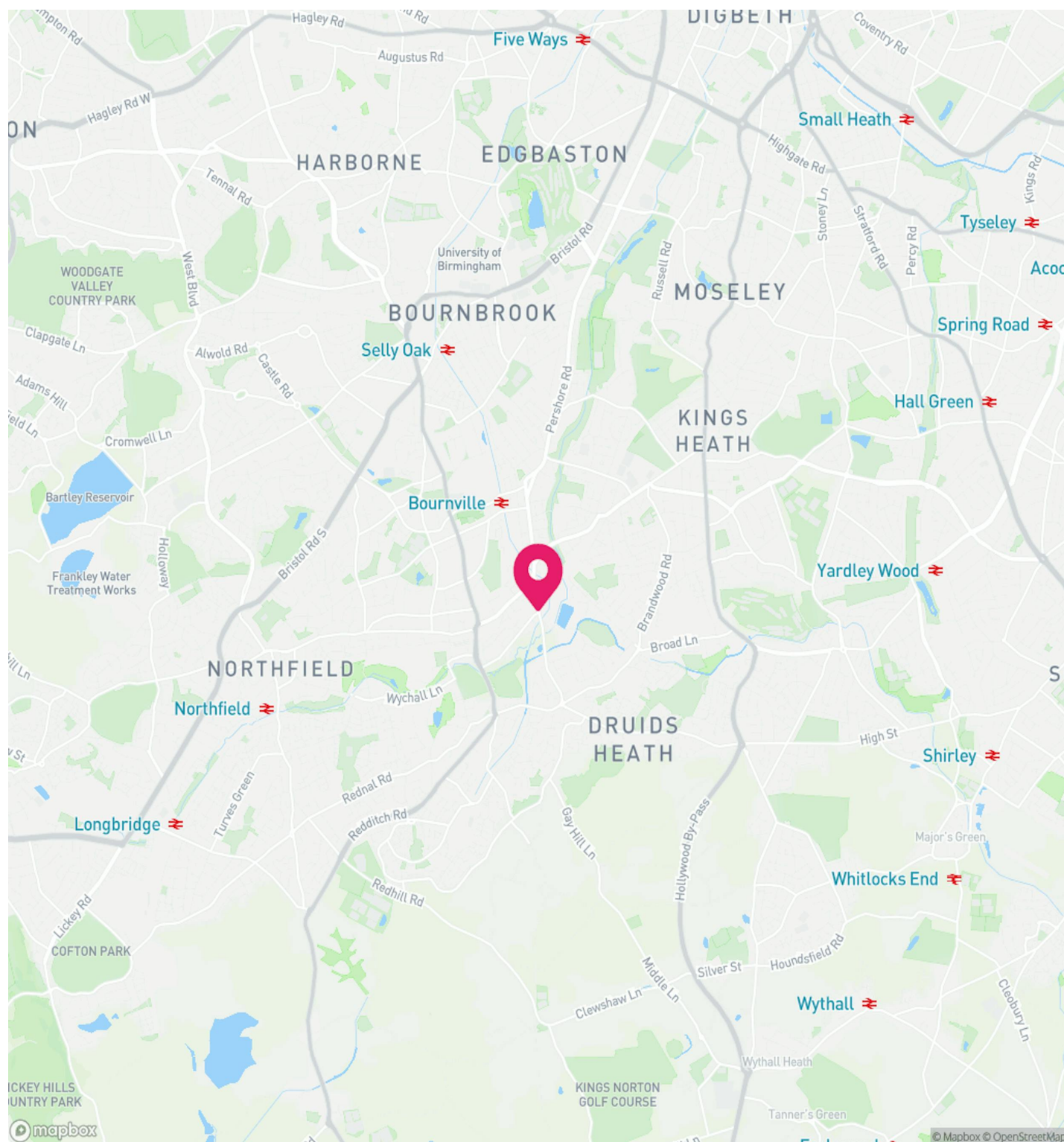


LOCATION

Positioned just off Pershore Road (A441), the development offers direct access into Birmingham City Centre and seamless links southwards towards Worcestershire and the motorway network, including the M42 and M5.

Kings Norton railway station is less than a mile away, providing frequent services to Birmingham New Street and other regional destinations, while an excellent choice of local bus routes serves Pershore Road and Lifford Lane, ensuring convenient connections across the city.

With this strong mix of road, rail and public transport options, the development is perfectly placed for accessibility and convenience.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

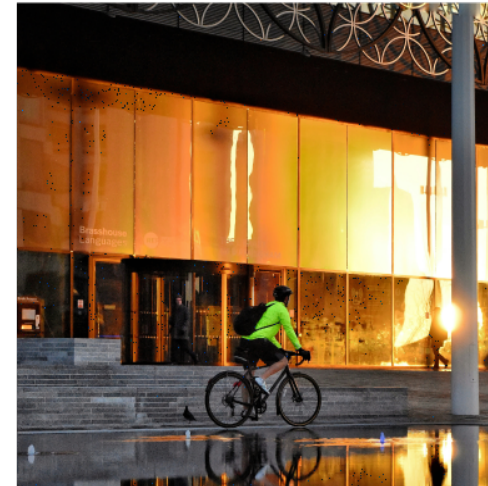
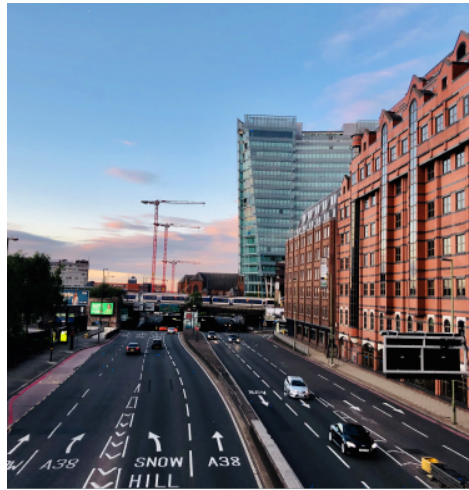
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

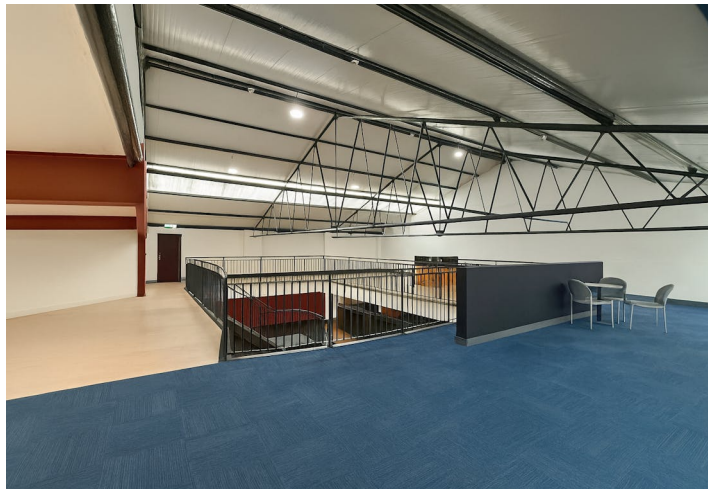
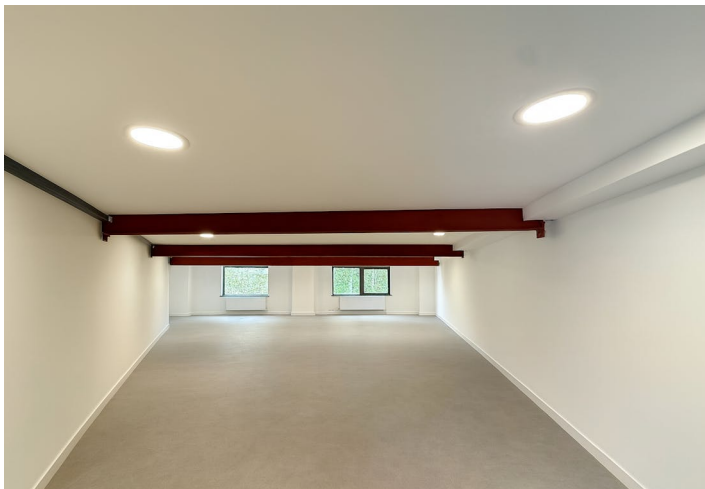
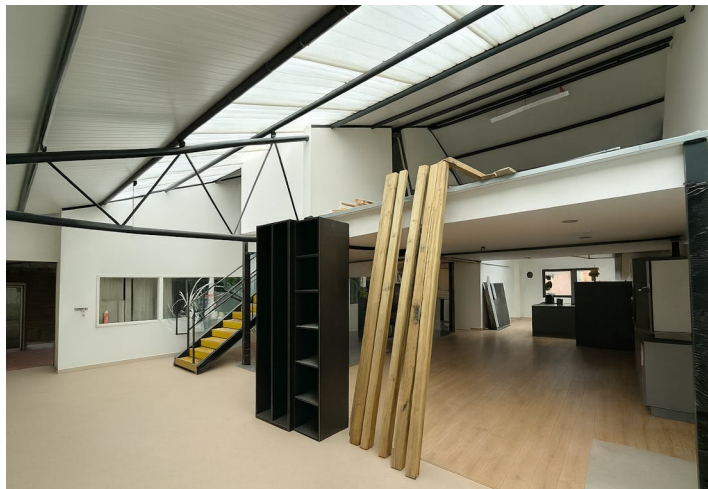
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Unit - 1	900	83.61	£12,600 /annum	Available
Unit - 7	2,750	255.48	£27,500 /annum	Available
Unit - 21	2,750	255.48	£27,500 /annum	Available
Unit - 25	3,000	278.71	£30,000 /annum	Available
Total	9,400	873.28		

SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the agent Siddall Jones.

LEASE

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

RENT

£10 - £14 per sq ft

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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