

Waterside Business Park Kings Norton, Birmingham B30 3DR

- Offices
- Workshops
- Trade Counter
- Warehouse Units
- Studio Units
- Storage Units
- Temporary Units
- Business Start Ups



Property Location & Description

Waterside Business Park is an established, mixed use facility located approximately 4.6 miles South of Birmingham City Centre and 4.9 miles from Junction 2 of the M42 Motorway providing excellent transport routes to the M6, M5, M42, M40 Motorways etc. Situated on secluded Private Estate directly off the main Pershore Road, Kings Norton (A441). Flexible Units Immediately Available on a large 4 Acre Site, with access for up to 16.5mtrs 44 Ton HGV's.

Transport:

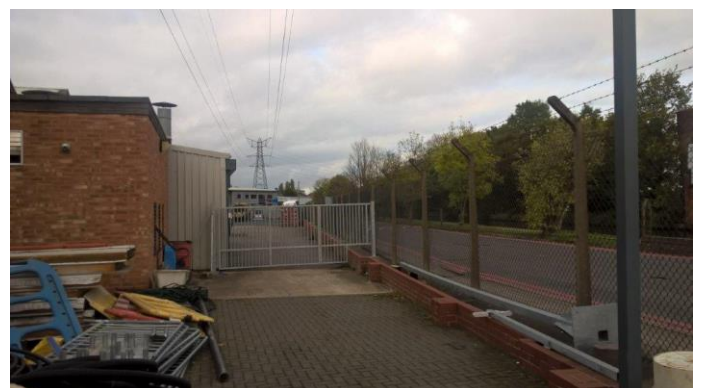
Excellent Transport links for Local Bus Service & Train Stations within minutes walk

Terms:

- Sizes from 1,000sqft - 18,000sqft.
- Immediate Occupation.

Security:

Secure 24hrs Access with Gatehouse, Automatic Barrier Entry, Locked Gates with Perimeter Fence, Digital CCTV Recording Systems & Security Systems. Lighting at Night.





Rear Site Entrance

Canal View

Canal View



Services:

Large 11Kva & 3 Phase Electricity Supply Available.
Large Gas Supply Available.

VAT:

VAT will be charged on the rentals and services charge at the prevailing rates.

Misrepresentation Act:

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy.

DBSUK nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electronic equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

What to do Next- How to Obtain Your Space:

Once you have viewed the building, we will discuss any adaptation or remedial works required and provide you with a final rental costs and providing you are happy to proceed, we will draw up a "Heads of Terms" document outlining all the costs for both parties to clearly see. In some instances a credit checks/bank reference will be required. Upon approval we will then send a draft tenancy agreement/lease for your perusal. When you are able to proceed and agree a date for the tenancy to begin. A meeting will be arranged for the following:

- ☒ To explain the main terms of your occupation and answer outstanding questions.
- ☒ Obtain tenant(s) signatures on the tenancy agreement.
- ☒ Supply you with a tenant's pack with additional information.
- ☒ Accept payment of the first quarter's rent.
- ☒ Accept payment of any administration costs (where applicable).
- ☒ Hand you the keys to the unit.
- ☒ If a lease is to be granted, the documentation for signature will be a tenancy at will, pending completion of the lease documents by your solicitor.

Additional Information:

Public Access

Many units are not suitable for frequent public access for reasons of security and safety. Such use will require discussion with the Landlord at an early stage. Any works or adaptation of the entrance will be at the tenants own cost.

References

Prior to completion, the Landlord will carry out a standard credit check and will also require a bank reference to ensure that prospective tenants are able to meet the commitments of new tenancies.

Documentation

Where applicable any Stamp Duty payable.

Advantages of Renting with US

- Begin business immediately.
- Minimal capital investment.
- Low start up costs.
- Deal Directly with the Landlord. Avoid legal problems.
- Easy for new entrants into renting property.
- Easy for expansion or consolidation.
- Encouraging for new business startups.
- Encouraging for new ventures.
- Establish a track record.
- Easy to move out Minimal paperwork.

Further Information & Viewing Please Contact: