

## Unit 12 Wharfside Business Park Kings Norton, Birmingham. B38 9PN

- Warehouse
- Trade Counter
- Workshops
- Storage Units



### Property Location & Description

Wharfside Business Park is an established, mixed use facility located approximately 5 miles South of Birmingham City Centre and 4 miles from Junction 2 of the M42 Motorway providing excellent transport routes to the M6, M5, M42, M40 Motorways etc, benefiting from local Bus Service & Train Stations within minutes walk. Situated on secluded Private Estate just off the main Pershore Road, Kings Norton (A441). Flexible Units Immediately Available on a large 2 Acre Site, with access for up to 16.5mtrs 44 Ton HGV's.

The premises comprise of an industrial/factory premises of steel frame construction having brick elevations and a concrete floor, having being recently fully refurbished to a high standard and fully rewired, the premises offers an excellent opportunity. The premises benefit from a working height of 4 metres being lit by fluorescent strip lighting, along with plenty of power sockets and three phase power. Loading access is provided by a roller shutter loading door. Ancillary office accommodation is included and W.C facilities.

Security - 24hrs Access, CCTV Systems, Lighting at Night  
Area - 1636 Sq Ft – 152.4 m2 (to be confirmed on site)

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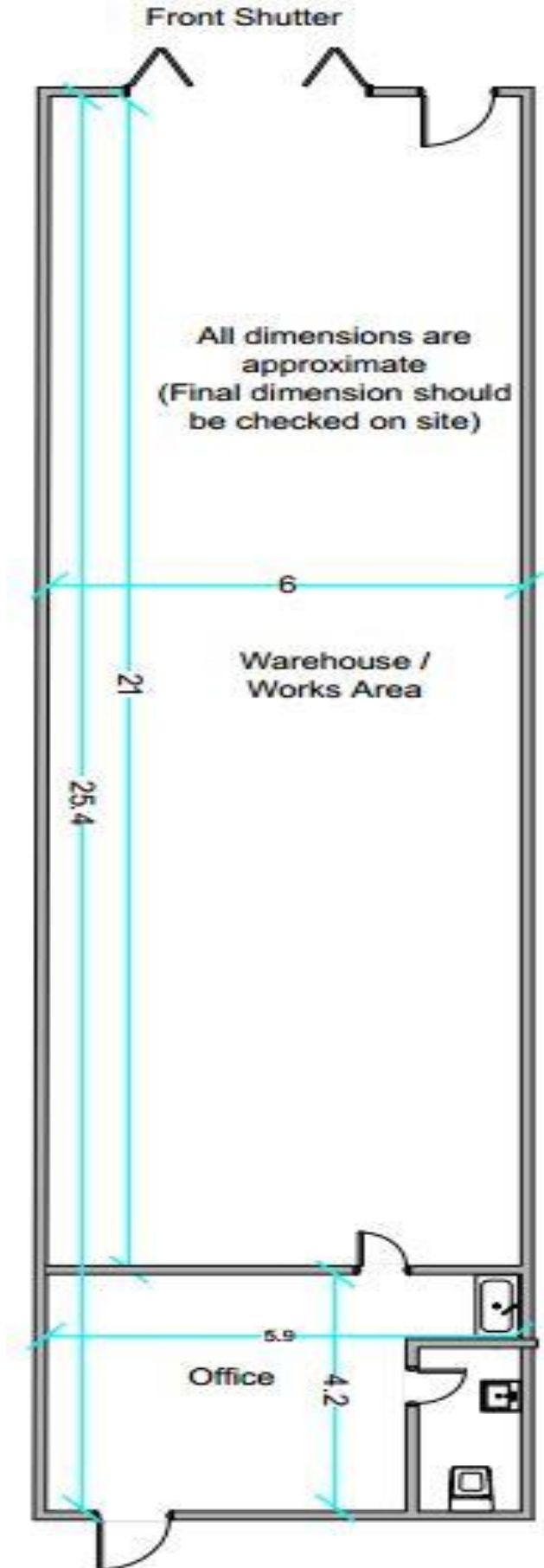
**TO LET**



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**TO LET**







**Wharfside Business Park**  
Ardath Road, Kings Norton, Birmingham. West Midlands B30 9PN





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## **Services:**

Large 3 Phase Electricity Supply Available.  
Large Gas Supply Available (to most units).

## **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:****Availability**

Properties are immediately available by way of a new tenancy agreement to suit individual tenant's occupational requirements.

**Rent**

The rental will be payable monthly in advance by way of bank standing order.

**Service Charge**

A variable service charge will be levied by the Landlord to cover the costs of maintenance and supervision of common parts including security systems, fencing, boundaries, estate management, external repairs and decoration, building insurance, provision of common lighting, heating, etc.

**Rates**

National non-domestic Business Rates are payable in addition to the Rent (unless an all inclusive Rent has been provided), this will be listed in the Heads of Terms document.

**Use**

The property is to be used for the as laid out in the Heads of Terms (for example, manufacturing, storage, distribution) and the tenant will be responsible for ensuring they comply with the appropriate planning consent.

**Outgoings**

Occupiers are responsible for all outgoings assessed on their accommodation.

**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.

**Advantages of Renting with US**

Begin business immediately, with minimal capital investment and low start up costs.

Deal directly with the Landlord and avoid legal problems.

Easy for new entrants into renting property.

Easy for expansion or consolidation.

Encouraging for new business ventures & start-up companies.

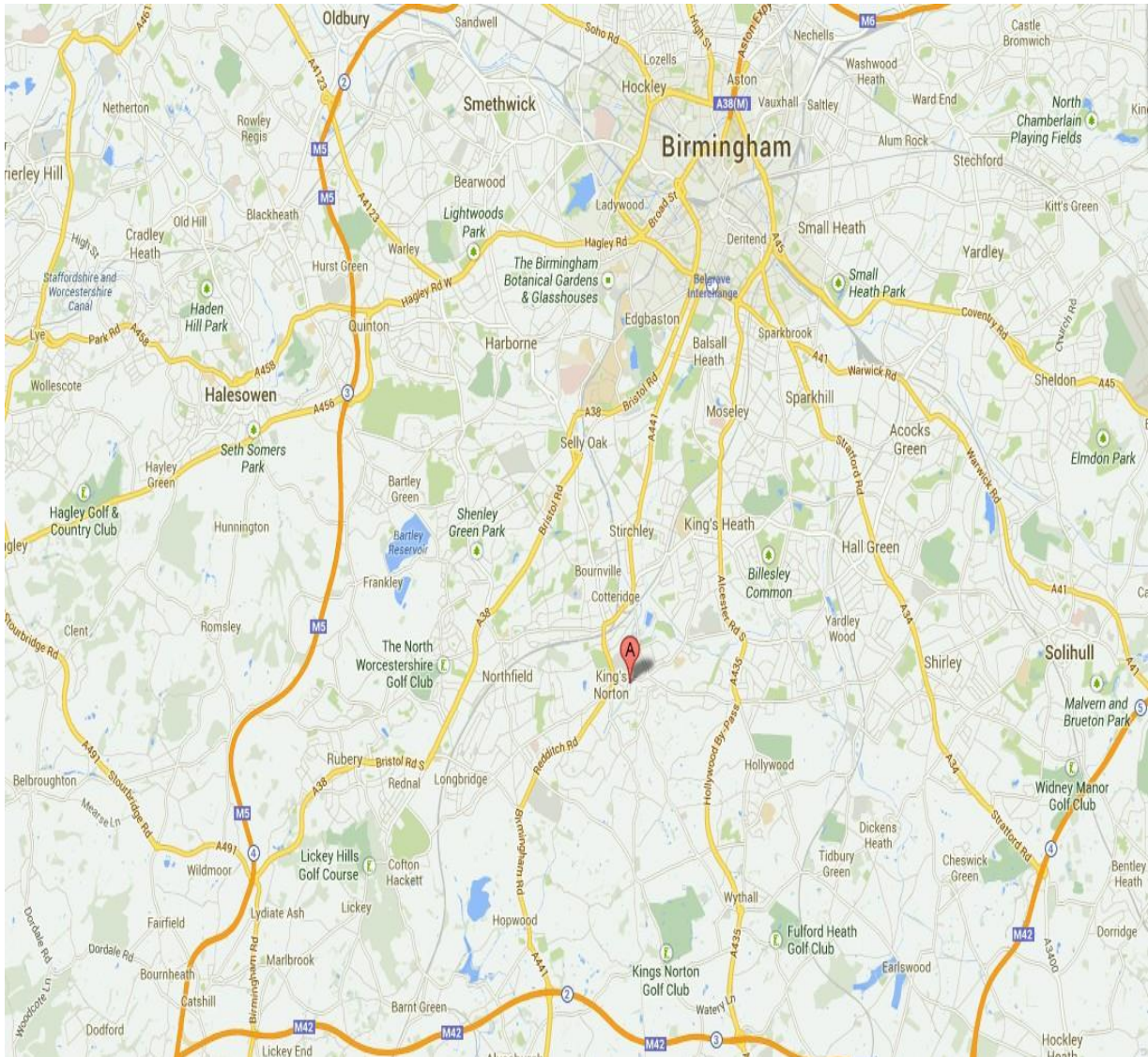
Establish a track record.





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Additional Information:



Further Information & Viewing Please Contact:



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