

# Yard To Let

## Kings Norton Birmingham B38 9PN

Wharfside Business Park Kings Norton, Birmingham, West Midlands B38 9PN



### Opportunity Description

**Rare Opportunity** Large corner plot yard with road frontage onto Ardath Road and Wharf Road Kings Norton Site within short distance of Birmingham City Centre.

Wharfside Business Park is an established, recently refurbished 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. Situated on a Private Estate directly off the main Parsons Hill Road Kings Norton. Excellent Transport links for Local Bus Service & Train Stations within minutes walk.

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## Overall Site Plan



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**Services:**

3 Phase Electricity Supply Available (being installed circa April 2023)  
Water Supply (being installed circa April 2023)

**VAT:**

VAT will be charged

**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.

**Further Information & Viewing Please Contact:**

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