

## Waterside House Waterside Business Park Kings Norton, Birmingham B30 3DR

- Offices
- Trade Counter
- Dentist Surgery
- Vets Surgery
- Consulting Rooms
- Health & Beauty Clinic
- Professional Services
- Various Uses



### Property Location & Description

Waterside House Office Block located on Waterside Business Park is an established, recently refurbished self contained office block, 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 a Private Estate directly off the main Pershore Road, Kings Norton (A441). Immediately Available on a large 4 Acre Site.

### Transport:

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

### Terms:

- Long Term Flexible Leases to Suit.
- Size Circa 3000qft.
- Immediate Occupation.
- Competitive Rent

### Security:

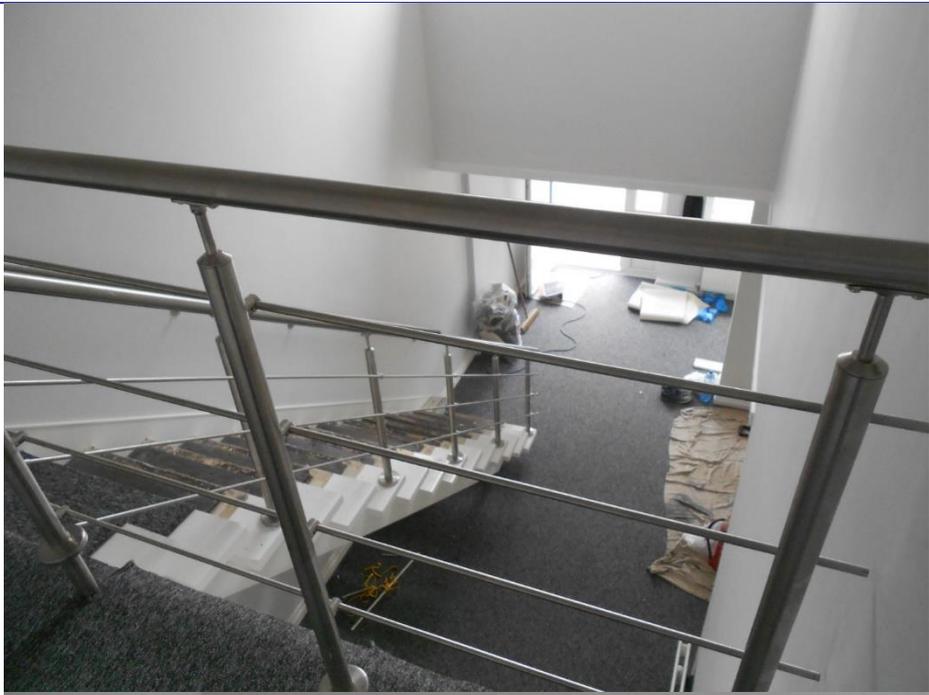
Secure 24hrs Access with Gatehouse, Automatic Barrier Entry, Locked Gates with Perimeter Fence, Digital CCTV Recording Systems & Security Systems, Lighting at Night.

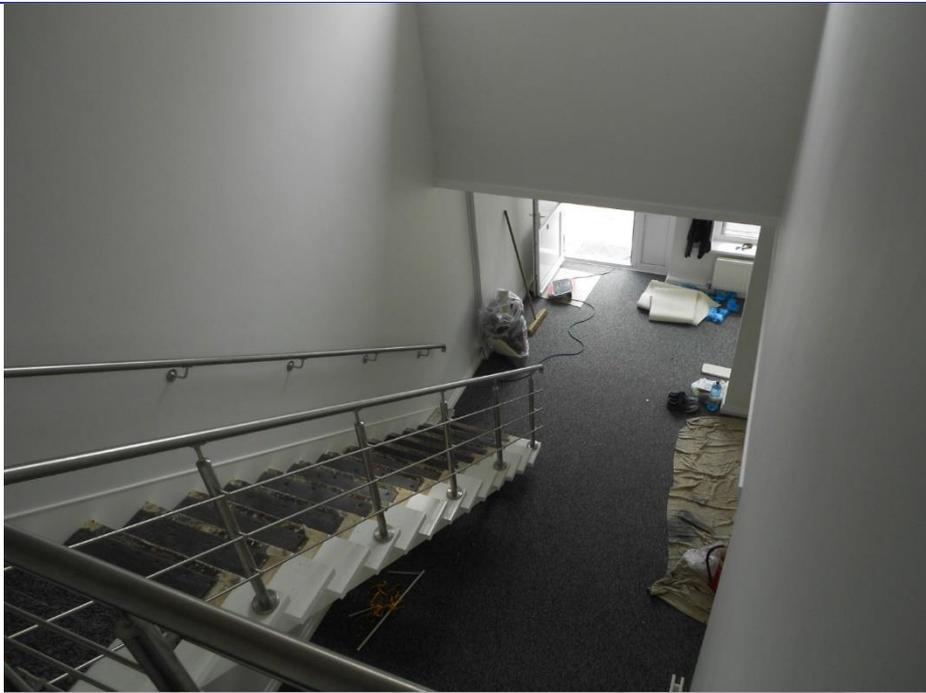
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**TO LET**











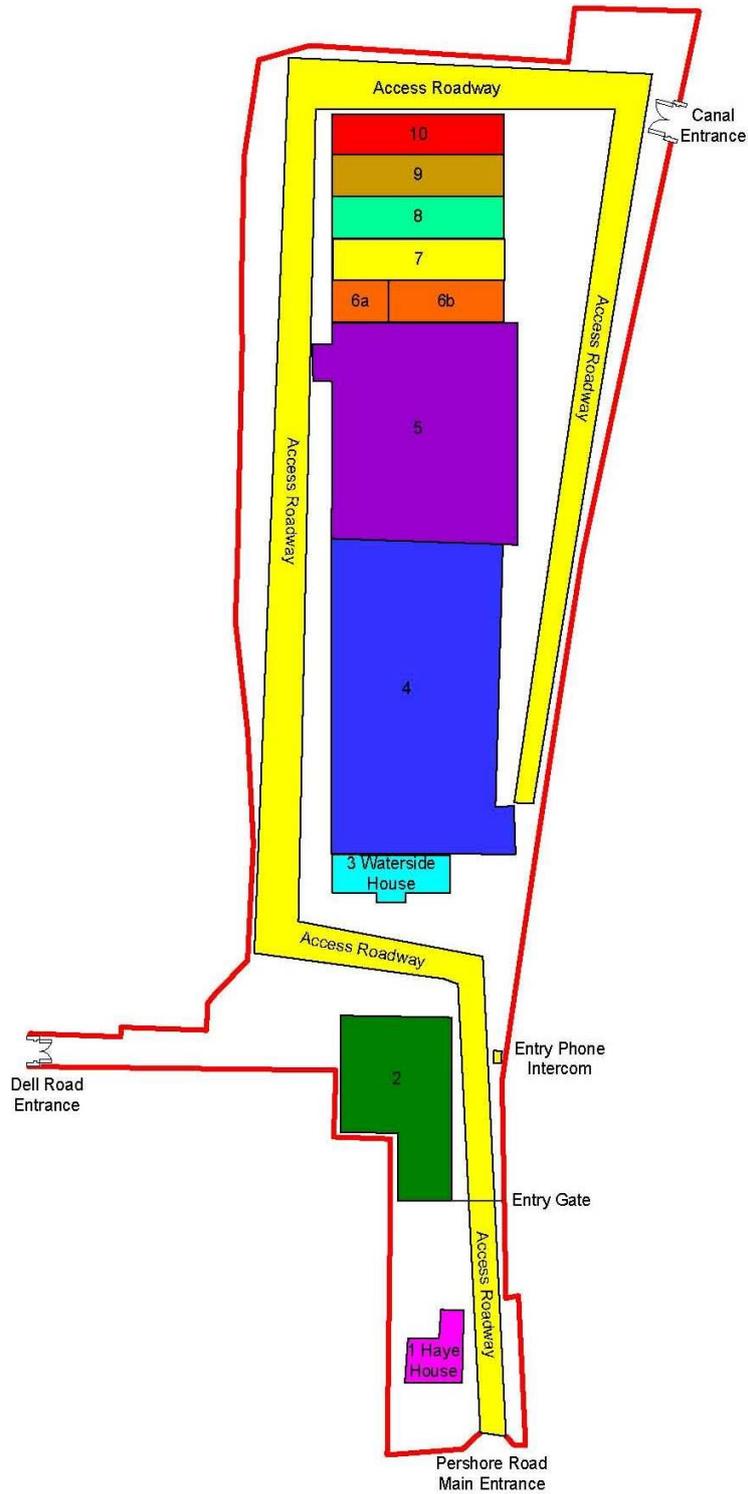




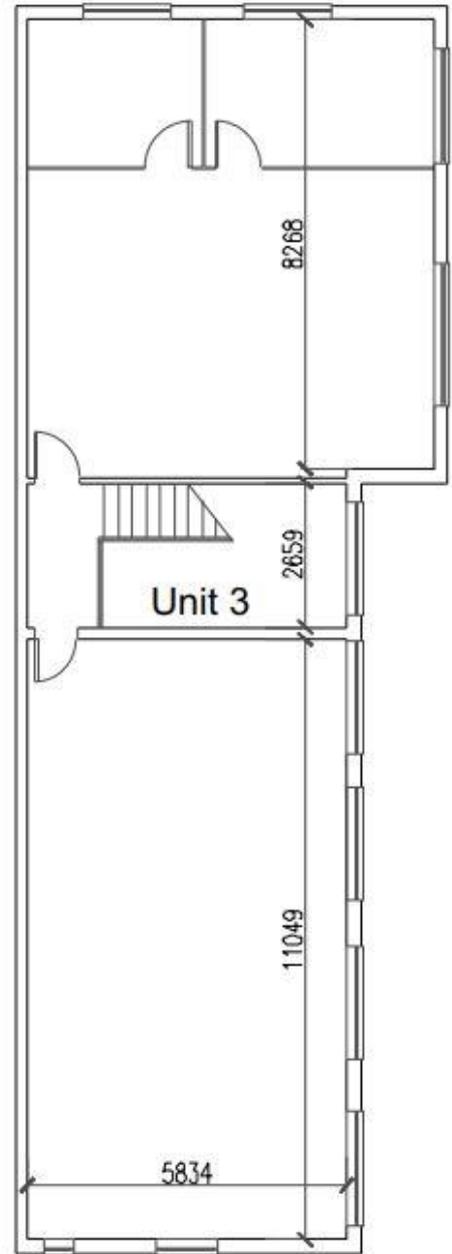
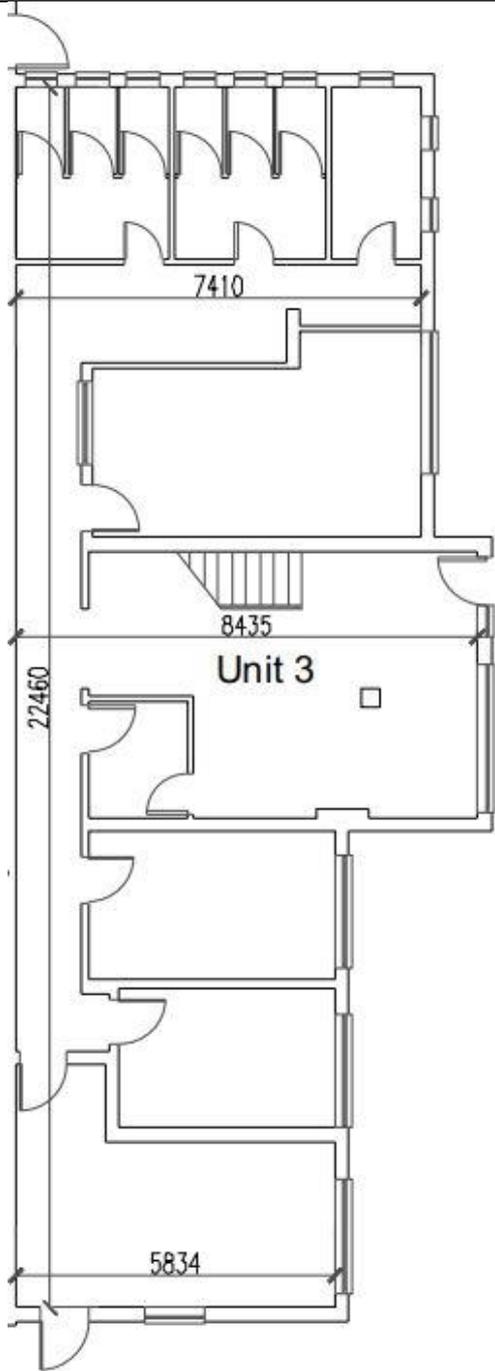




## Overall Site Plan







Units 3 First Floor



# TO LET

## Services:

Central Heating Throughout. Suspended Ceiling in Part with Lighting. Cat5 Computer Wiring Throughout. Gas. Electricity. Water.

## 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.



# TO LET

## Additional Information:

### Availability

Properties are immediately available by way of a flexible lease terms to suit individual tenant's occupational requirements.

### Rent & Rates

The rental will be payable monthly in advance by way of direct debit, with deposits subject to status. 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. Where applicable any Stamp Duty payable.

### Repairs & Service Charge

All accommodation is let in its present condition and the occupiers will be responsible for putting and keeping the interior of the premises in good and tenable repair and condition throughout the term. All external repairs and maintenance, including maintenance of common parts, etc, are carried out by the Landlord and the cost recovered from the occupier by way of a service charge. A variable service charge will be levied by the Landlord to cover the costs of maintenance and supervision of common parts, external repairs and decoration, building insurance, provision of common lighting etc.

### 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	Minimal capital investment
Low start up costs	Deal Directly with the Landlord
Easy for new business to rent property	Easy for expansion or consolidation
Establish a track record	Easy to move out Minimal paperwork

**All units refurbished to a high standard**

### Further Information & Viewing Please Contact:

DBSUK – The Commercial, Industrial, Office Space Specialist in Birmingham, West Midlands.

Telephone No: 07831407474 Email: [info@dbsuk.com](mailto:info@dbsuk.com)

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