



Doris Street, Birmingham, B9 4SJ

Loveitts
PART OF | SHELDON BOSLEY KNIGHT

£35,000 Per
Annum

- Two Adjoining Workshop Units
- Rent - £35,000 per annum
- Lease Term To Be Agreed
- Area - 6,310 sq ft
- Established Industrial Estate

Property Description

Unit A1-3 comprises two main workshop areas, along with dedicated office and reception space, plus W.C. facilities.

The unit benefits from roller shutter door access and offers an internal working height of 2.93 metres.

Ideal for a range of light industrial or trade uses, the space is functional, well-configured, and easily accessible.

Location

The subject properties form part of an established industrial estate in the Bordesley Green area of Birmingham on the eastern outskirts of the city and within 2.5 miles of Birmingham city centre. The property is easily accessed off the B4128 Coventry Road which connects with the A45 arterial road which provides a connection with Birmingham City Centre, the A38(M) and ultimately the M6 Motorway at Junction 6. Otherwise the A45 leads eastwards out of the city towards Coventry, the NEC, Birmingham International Airport and ultimately the M45 and M1 at Junction 17.

Rates

The prospective occupiers are recommended to make their own enquiries with the local authority for verification.

VAT

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs

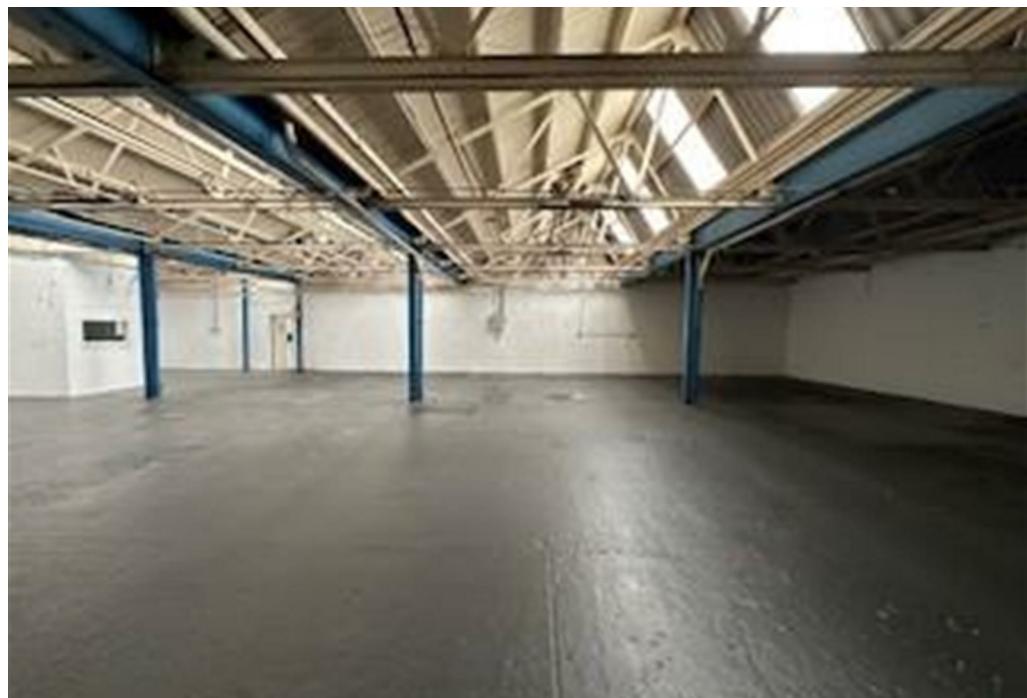
Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Lease Comments

Full repairing and insuring terms for a term of years to be agreed but subject to a minimum three year commitment. Unit A1-3 is available at 35,000, per annum plus VAT.

Important Notes

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course. Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only. A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight. VAT: The VAT position relating to the property may change without notice.



Plan