



Unit A1-3, Amyco Industrial Estate, Doris Road,
Birmingham B9 4SJ

£35,000

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

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.

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.

Rateable Value

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

Energy Performance Certificate

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Services

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.

Legal Costs

Each party will be responsible for their own legal costs associated with the property.

VAT

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

Viewing

To arrange a viewing please contact the commercial Team on commercial@loveitts.co.uk or 024 7622 8111 (Option 2)

Important Notes

Misrepresentations Act 1967 | Unfair Contract Terms 1977 | Property Misdescriptions Act 1991. These particulars are set out as a general outline for the guidance of our prospective purchasers or lessees and do not constitute or construe part of an offer or contract. Specifi cally these particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the Agent or any person in their employ has any authority to make any representation or warranty in relation to this property.



Plan

For further information please email commercial@loveitts.co.uk