

KINGTON PROCESS LIMITED, DORIS ROAD INDUSTRIAL ESTATE,  
DORIS ROAD, BORDESLEY GREEN, BIRMINGHAM, B9 4SJ



## TO LET

GROUND FLOOR  
PORTAL FRAMED  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION

**14,204 sq.ft/1,320.87 sq.m**

- Substantial, roller shutter/concertina door access.
- Portal framed – apex height circa 32'0"/9.75m
- Substantial electric and gas supplies.
- Excellent natural light/sodium lighting.
- Within close proximity to Birmingham City Centre, the middle ring road, the main Aston Expressway (A38M) and Junction 6 of the M6 motorway, "Spaghetti Junction".



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
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## LOCATION

The subject premises is accessed via Doris Road (cul-de-sac), which in turn is accessed via Garrison Lane.

Garrison Lane provides direct access to the middle ring road (Garrison Circus - Lawley/Watery Lane Middleway).

The main Aston Expressway (A38M – 1.5 miles north west - dual carriageway access via middle ring road), provides direct access to the national motorway network ("Spaghetti Junction").

Birmingham city centre is located approximately 1.25 miles due west.

## DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation. Advantages include:

- Substantial concertina/roller shutter door access.
- Portal framed – apex height circa, **32 ft/9.75m**.
- Ancillary office accommodation.
- Substantial frontage onto Doris Road.
- Sodium lighting.
- Excellent natural light.

## ACCOMMODATION

**14,204 sq.ft./1,320.7 sq.m.**

## TERM

The property is available on the basis of a six year FRI lease (three year review pattern).

## ASKING RENTAL LEVEL

**£60,000 p.a.** exclusive.

## **For More Information Contact:**

Robert Taylor BSc MRICS

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## RENTAL PAYMENTS

Quarterly in advance.

## BUSINESS RATES

Rateable Value: **£49,000**

Rates Payable: **Circa £24,500**

## MAINS SUPPLIES

The property has the advantage of substantial gas and electrical supplies, water and drainage.

## PERMITTED USE

We are advised that the subject premises can be utilised on the basis of either, warehouse or light industrial.

Any interested party should make their own proper enquiries of the local planning authority.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## VAT

VAT is applicable.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

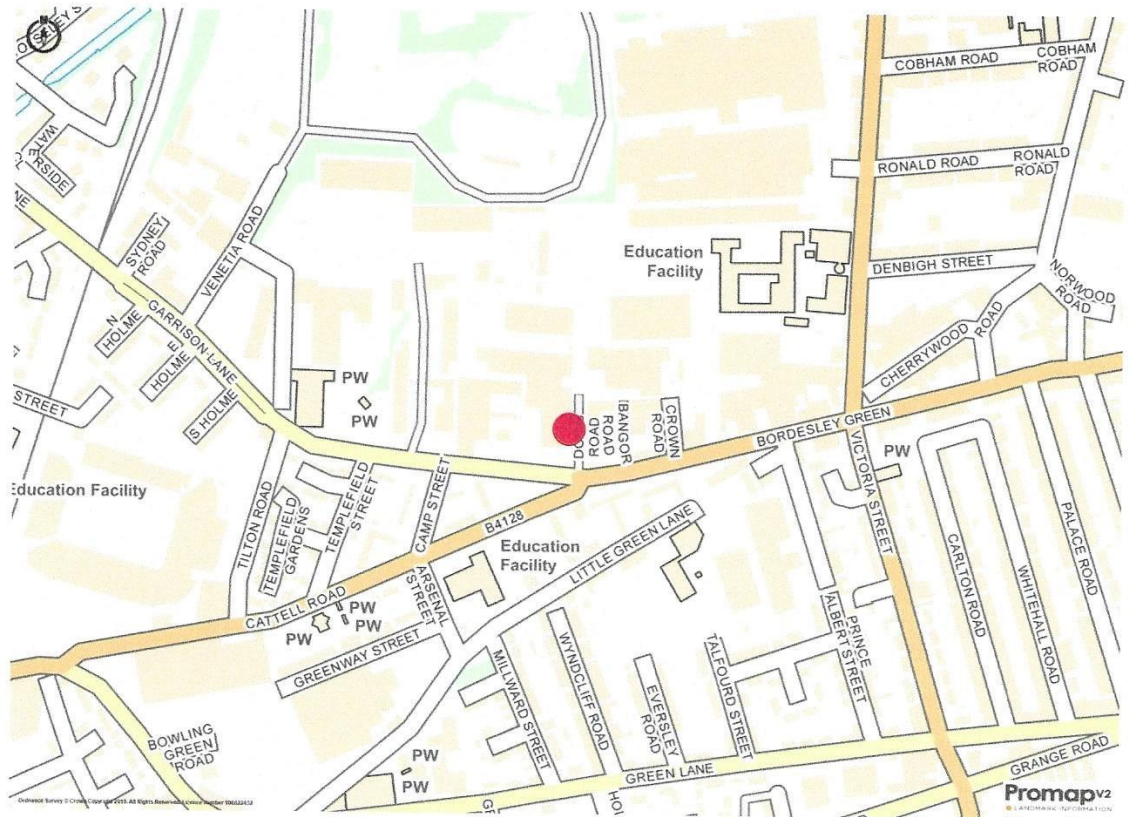
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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.