



Units 8-10, Enfield Industrial Estate
Redditch, B97 6BG

Freehold Industrial Investment Opportunity

5,334 sq ft
(495.54 sq m)

- Fully Let
- Detached Terrace
- Additional 3,505 sq ft Mezz Floors
- Fenced & Gated Yard
- Convenient Location
- Easy Access to M42

Summary

Available Size	5,334 sq ft
Price	£600,000
Business Rates	See below
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

The Property is located on the established Enfield Industrial Estate, half a mile from Redditch Town Centre. Transport links are excellent, with Hewell Road and Windsor Road in close proximity. The Train Station and Bus Station in Redditch Town Centre are both within walking distance.

Windsor Road, which is immediately to the north of the Property leads to Jct 2 of the M42, approximately 4 miles to the North via Birmingham Road/Alvechurch Highway (A441).

Description

The Property comprises a terrace of three self-contained Factory/Warehouse Units, each benefiting from vehicular access via roller-shutter doors, WCs and Mezzanine Floors with regard to Units 9 & 10.

Units 8 & 9 are let to Redditch Gymnastics Club Ltd, with offices and storage to the mezzanine floor.

Unit 10 is occupied by a weightlifting supplier, Weightlifting House Ltd, with a mezzanine providing good quality offices.

The premises have the following Gross Internal Areas:

Unit 8 - 1,787 sq ft

Unit 9 - 1,767 sq ft plus mezz offices 1,725 sq ft

Unit 10 - 1,780 sq ft plus mezz offices 1,780 sq ft

Externally, there is a secure fenced and gated yard, providing space for loading, unloading and parking.

Asking Price

£600,000 (+VAT)

Rateable Value

Units 8 & 9 - £19,500

Unit 10 - £7,300

Tenancies

Units 8 & 9 are let on FRI terms for 10 years from October 2023 at £27,500 Per Annum (+VAT). The lease has a rent review date in October 2028.

Unit 10 is let on FRI terms at £15,000 Per Annum (+VAT), expiring July 2026.

Legal Fees

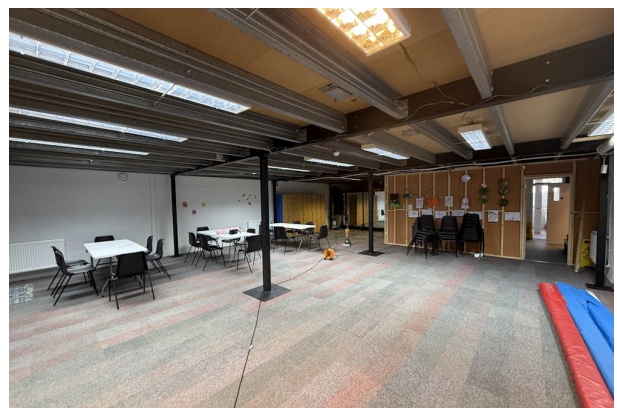
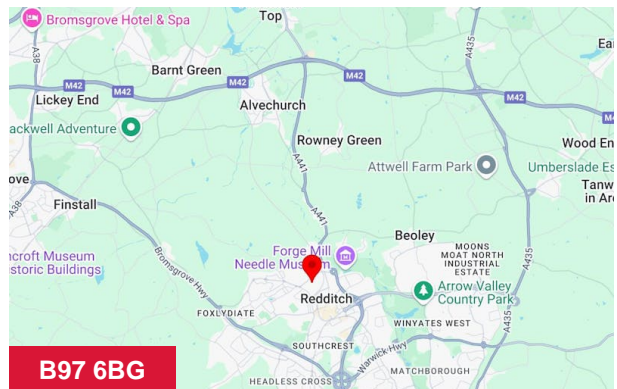
Each party to bear their own fees.

Tenure

Freehold

Viewings

Strictly by appointment with our office on 01527 584 242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/07/2025