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Droicon Trading Estate, Portway Road, Rowley Regis, B65 9BY



**Freehold Industrial Investment
Reversionary Potential**

Droicon Trading Estate, Portway Road, Rowley Regis, B65 9BY

Investment Summary

- Freehold
- Multi let industrial estate on secure site
- Situated in Rowley Regis, at heart of West Midlands
- Strong location just 2 miles from Junction 2 of M5
- 13 industrial units totalling 36,164 sq ft
- Units range from 789 sq ft – 4,087 sq ft
- Let to 12 tenants providing good spread of income
- WAULT of c3.2 years to expiry
- Low average rent of £4.83 psf
- Passing rent of £174,656 per annum
- Potential reversion £258,001 per annum
- Offers in excess of **£2,347,000**
- NIY **7.0%**
- Reversion **10.34%** based on ERV ranging from £6-8 psf
- Low Capital Value of **£64.90 psf**



The property

Location & Situation

Rowley Regis, located at the heart of the West Midlands, is a well-established industrial location offering excellent connectivity and access to key regional and national markets. The estate lies within the Metropolitan Borough of Sandwell, approximately 8 miles west of Birmingham city centre and 6 miles east of Dudley, positioning it strategically within the UK's manufacturing and logistics corridor.

The estate benefits from strong transport infrastructure:

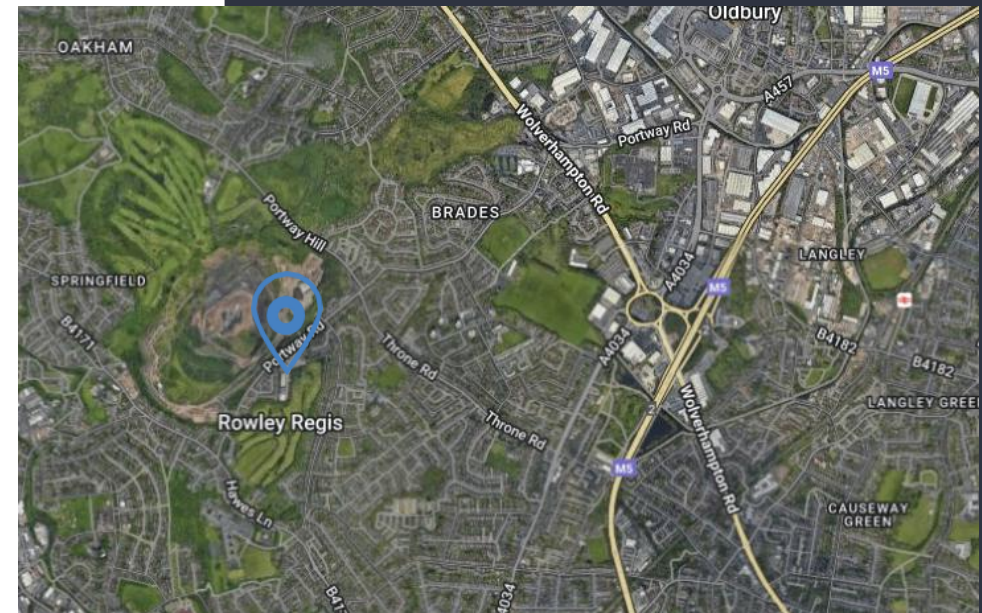
Road Access: Easy access to the A4123 and close proximity to the M5 motorway (Junction 2 is approximately 1.2 miles) provides direct links to the national motorway network, including the M6, M42, and M40, enabling efficient distribution across the UK. Access to Birmingham city centre is provided via the nearby A456, whilst access to Wolverhampton and Dudley is via the nearby A4123 Wolverhampton Road.

Rail Connectivity: Rowley Regis Railway Station, located just over a mile from the estate, offers frequent services to Birmingham Snow Hill and other key destinations via the West Midlands rail network.

Air Travel: Birmingham Airport is approximately 20 miles away, providing international and domestic flights, ideal for businesses with national and global operations.

Rowley Regis sits within the Black Country region, traditionally known for its strong industrial base and skilled labour force. The surrounding area benefits from a large population catchment, with over 2.8 million people living within a 45-minute drive time. Sandwell and the West Midlands Combined Authority continue to invest in skills and employment initiatives, making the area attractive for a range of industrial and logistics occupiers.

Dricon Trading Estate is situated on Portway Road approximately one mile north of Blackheath town centre. The immediate surrounding uses are commercial, modern residential and leisure in the form of Rowley Regis Golf Course.



Description

Units 1–12 on the estate are of similar construction, forming a cohesive and functional row of industrial units designed for a range of commercial uses.

Specifically, Units 1–12 are of similar concrete frame construction beneath sheet roofs, with part brick and profile clad elevations that provide both durability and a professional appearance.

Each unit is accessed via a roller shutter door, secured by two ram poles. These units benefit from generous eaves heights of approximately 5.12 metres, allowing for efficient vertical storage or operational flexibility.

Several units feature mezzanine floors, WC facilities, and kitchenettes, offering added convenience for occupiers. Most industrial units on the estate additionally benefit from office facilities.

Opposite this main block, Unit 14 stands independently and is of traditional brick construction with a steel truss roof and includes an adjoining brick-built ancillary office with WC accommodation, with access available either through the office entrance or directly via a roller shutter door into the warehouse.



Accommodation and Tenancy

The accommodation is let on effective FR&I leases and licences in accordance with the schedule below. An estate service charge is recovered from the tenants to cover insurance, maintenance and repair of the common parts amounting to £0.31 psf

Unit	Size GIA		Tenant	Start Date	Break	Review	Expiry Date	Rent	Rent psf	ERV	EVR psf	EPC	Comments
	Sq M	Sq Ft											
1	4,087	379.7	Northern Fan Supplies (Midland) Limited	Mar-25	N/A	N/A	Mar-30	£23,000	£5.63	£26,566	£6.50	C (75)	Occupied the unit since 13th April 2015
2	3,361	312.2	IHome Concepts Limited	Apr-24	N/A	N/A	Nov-29	£10,750	£3.20	£23,527	£7.00	D (94)	Licence
3	3,262	303.1	Designo Doors Limited	Sep-23	Sep-2026 and Sep-2028	29-Sep-28	Sep-33	£16,000	£4.90	£22,834	£7.00	D (82)	
4	2,286	212.4	E&A Real Estate Limited and	Mar-24	N/A	14-Mar-27	Mar-29	£16,000	£7.00	£18,288	£8.00	C (74)	Guarantor - Mobile Stuff Limited
5	2,189	203.4	Sparta Signage Limited	Jan-24	N/A	29-Jan-27	Jan-28	£13,134	£6.00	£17,512	£8.00	C (66)	
6	2,218	206.1	Managed Technology Corporation Ltd	Jan-24	N/A	18-Jan-26	Jan-27	£13,272	£5.98	£17,744	£8.00	C (66)	
78	3361	312.2	Grease Girls Ltd	Feb-24	N/A	01-Feb-27	Jan-29	£18,500 (01/02/2025-31/01/2026))	£5.50	£25,208	£7.50	E (105)	£19.500 (01/01/2026- for the reminder
9	3,046	283.0	Droicon Accident Repair Limited	Feb-24	N/A	N/A	Feb-27	£12,000	£3.94	£22,845	£7.50	C (75)	Licence
10	3,041	282.5	CR-Alloys.com	Apr-24	N/A	N/A	Feb-27	£10,000	£3.29	£21,287	£7.00	B (49)	Licence
11	3,158	293.4	Lilyash Limited	May-23	Rolling 12-month licence	N/A	May-24	£13,000.00	£4.12	£22,106	£7.00	D (77)	Holding over
12	3,155	293.1	Dettra Fabrications Limited	Sep-95	Apr-95	N/A	Apr-01	£13,500	£4.28	£22,085	£7.00	C (56)	Holding over
14	2,211	205.4	JLR Maintenance Group Limited	Mar-25	May-27		Apr-30	£10,000 (1 May 2025 – 30 April 2027)	£4.52	£13,266	£6.00	D (88)	
15	789	73.3								£4,734	£6.00	C (55)	
TOTAL	3,359.6	36,164				£174,656	£4.83 Average	£258,001					

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Tenure

Freehold under title number WR14713.



EPC

Available on request.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended 2019), the Purchaser will be required to comply with Fisher Germans Anti-Money Laundering policy. Further details on request.

Proposal

We are instructed to seek offers in excess of **£2,347,000**. A purchase at this level would provide:

- a NIY of **7.00%**,
- a potential reversion to **10.34%** and
- a low capital value of **£64.90 psf**.

VAT

The property is elected for VAT and therefore it is envisaged the transaction will be treated as a Transfer of a Going Concern (TOGC) for VAT purposes.

Contact us

Viewings strictly by appointment only. To arrange a viewing or for further information, please contact:

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