



Woolaston Road
Redditch, B98 7SG

Sale and Lease-back
Modern Factory Warehouse

25,223 sq ft
(2,343.29 sq m)

- Let to Edward Thomas Interiors Limited
- New 10 year lease
- Rent £190,000 pa exclusive
- Gross Yield of 6.67%
- Tenant Delphi score 72
- Freehold

Location

The property is located at the corner of Howard Road and Old Forge Drive in the popular and established Park Farm Industrial Estate, which benefits from being at the heart of the motorway network with Junctions 2 & 3 Of the M42 being only 4 miles north via the A441 and A435 respectively. Junctions 4 & 5 of the M6 provide good access to Birmingham and the north, as well as Worcester and the south.

The premises are located on the outskirts of Redditch with the Town Centre being 1½ miles to the west. Evesham is located 6 miles to the south and Solihull 4 miles to the north.

Description

The Property comprises a detached modern Factory Warehouse arranged as lofty warehouse benefiting from two vehicular access doors, an eaves height of 6.06m and heating via gas fired warm air heaters, together with two mezzanine platform stores.

In addition there are attached two storey offices providing a combination of both General and Private Office and a good complement of welfare facilities. The offices are fitted to a high standard throughout, having been refurbished in recent years. Heating and lighting are installed together with double glazed aluminium framed windows.

The accommodation is arranged as:

Warehouse - 19,294 sqft
Offices including WCs and kitchenette 5,929sqft
Total GIA = 25,223 sqft ((2344sqm)

Plus two mezzanine platforms within the warehouse of 3,397sqft.

Outside there is an large car park together with fenced and gated secure yard.

Opportunity

We are instructed to offer a sale of the above Freehold subject to a brand new 10 year lease-back to Edward Thomas Interiors Limited on Full Repairing and Insuring Lease at a rent of Edward Thomas Interiors Limited at £190,000 per annum.

Edward Thomas Interiors Limited

Edward Thomas Interiors, founded in 2015 are an interior design firm operating exclusively within the new homes sector. Based in Redditch but working across the UK, our team designs, creates and installs bespoke show homes, sales centres, garden suites and retirement living complexes.

Delphi rating of 72.

Purchase Price

£2,850,000 plus VAT

Services

All Mains Services are connected.

Rateable Value

£154,000

EPC

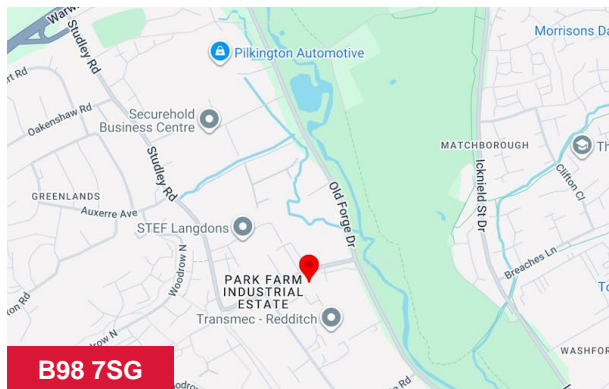
D100

Anit Money Laundering

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.

Viewing

Strictly by appointment with our reception on 01527 582424



Viewing & Further Information



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



Ben Truslove
01527 584242 | 07791 371032
ben@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 22/06/2026