



**Units 31 - 34, Enfield Industrial Estate**  
Redditch, B97 6BY

**Freehold Industrial Sale**

**2,205 sq ft**  
(204.85 sq m)

- Secure Site
- Available Immediately
- Convenient Location
- Easy Access to M42
- Freehold Tenure
- Flexible Opportunity - Units can be combined



Summary

Available Size	2,205 sq ft
Price	£250,000
Business Rates	Each unit is rated seperately.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (90)

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. Hewell Road is the main arterial route into the town centre from the Brockhill housing development, with Bromsgrove beyond via the A338. The train station and bus station in Redditch Town Centre are both within walking distance.

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

Description

A rare freehold opportunity comprising four adjoining single-bay Factory / Workshop Units, offering a total of 2,205 sq ft. Each unit has a maximum working height of 2.9m and benefits from a secure, fenced concrete forecourt.

The configuration offers excellent flexibility - the units could be occupied individually or combined into larger units to suit a variety of operational requirements.

Unit 34 is let to Adjuvo Digital Ltd at £4,750 Per Annum and the tenant is currently holding over.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 31	565	52.49	Available
Unit - 32	534	49.61	Available
Unit - 33	570	52.95	Available
Unit - 34	536	49.80	Occupied
Total	2,205	204.85	

Services

All mains services are available.

Asking Price

£250,000 (plus VAT)

Tenure

Freehold

Rateable Value

Each unit is separately assessed.

Legal Fees

Each party to bear their own fees.

Viewing

Strictly by appointment with our office - 01527 584 242.



Viewing & Further Information



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