



**Unit 31 A-B Washford Industrial Estate**  
Heming Road, Redditch, B98 0DH

**Fully Let Pair modern Factory  
Warehouse Units**

**11,295 sq ft**  
(1,049.34 sq m)

- Gross Rental Income £96,000pa
- Gross Yield 8.73 %
- Popular location
- 11,295 sqft plus Mezz floors 2,928 sqft
- Fenced and Gated site
- Freehold

## Location

The Units are accessed off Heming Road within Washford Industrial Estate, approximately 4 miles south-east of Redditch Town Centre.

The area benefits from excellent access to the Motorway Network with the A435 leading to Junction 3 of the M42 approximately 5 miles to the north. The M42 provides excellent access to the National Exhibition Centre and Birmingham International Airport, and connect directly to the M5 at Bromsgrove, M6 at Coleshill and M40 at Junction 4.

## Description

The Property comprises a single storey detached Factory Warehouse premises standing on a total site area of some 0.71 acres including spacious Forecourt and Yard.

The premises has a total Gross Internal Floor Area is some 11,295 sq ft., split into:

Unit 31a – 4995 sq ft plus mezzanine floor of 1628 sq ft.

Unit 31b - 6300 sq ft plus mezzanine floor of approximately 1300 sq ft.

The Property was constructed approximately 30 years ago with dwarf height masonry and lined profile steel clad walls, together with lined profile steel clad roof supported by way of a steel portal frame.

The Property is in reasonable condition throughout.

## Tenure

Freehold subject to tenancies below.

## Tenancies

Unit 31a - let to Thompson and Sons for a term of 3 years from 1 January 2025 at a rent of £48,000pa

Unit 31b - let to Inside Out Events for a term of 5 years from 1 January 2025 at a rent of £48,000pa

Both leases are Full Repairing and Insuring terms.

## Purchase Price

£1,100,000

## Services

All mains services are available and connected to each unit.

## Rateable Value

The property has been split into various hereditaments, by contact reception for details.

## EPC

B 36

## Legal Fees

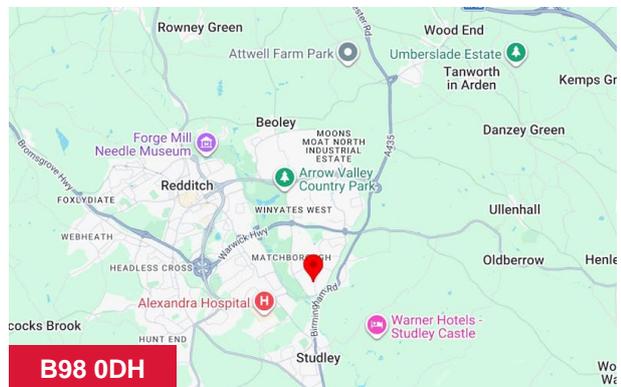
Each party to bear their own fees

## Viewing

Strictly by appointment with our reception on 01527 584242

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we require two forms of identification and confirmation of the source of funding from all purchasers.



## Viewing & Further Information



Ian Parker

01527 584242 | 07977 008815

ian@truslove.co.uk



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 01/04/2026