



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

**Freehold Industrial Investment Opportunity**

**8,839 sq ft**  
(821.17 sq m)

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

## Summary

Available Size	8,839 sq ft
Price	£625,000
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.

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

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 8	1,787	166.02	Occupied
Ground - Unit 9	1,767	164.16	Occupied
1st - Unit 9	1,725	160.26	Occupied
Ground - Unit 10	1,780	165.37	Available
1st - Unit 10	1,780	165.37	Available
<b>Total</b>	<b>8,839</b>	<b>821.18</b>	

## Asking Price

£625,000 (+VAT)

## Rateable Values

Units 8 & 9 - £26,000

Unit 10 - £9,700

## Tenancies

Units 8 & 9 are let on FRI terms to Redditch Gymnastics Club Ltd 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 available To Let on FRI terms at £18,000 Per Annum (+VAT).

## Legal Fees

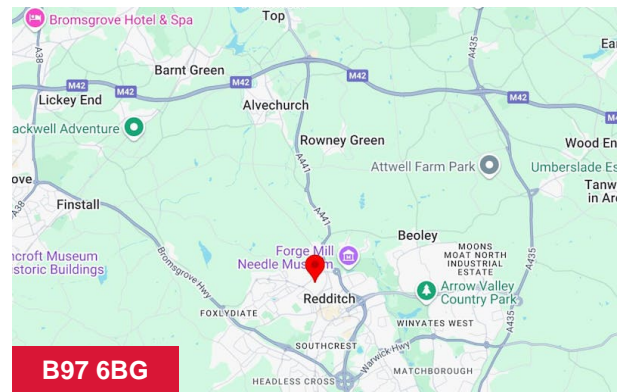
Each party to bear their own fees.

## Tenure

Freehold

## Viewings

Strictly by appointment with our office on 01527 584 242.



## Viewing & Further Information



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