



Unit 2 Enfield Industrial Estate

Hewell Road, Redditch, B97 6BG

Spacious Office Suite

4,354 sq ft
(404.50 sq m)

- Approx 4,354 sqft (NIA)
- Large Self Contained Gated Car Park
- Impressive Reception
- New Sub Letting
- Close to Town Centre & M42

Summary

Available Size	4,354 sq ft
Rent	£26,000 per annum
Business Rates	Upon Enquiry
Service Charge	Not separately assessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Location

Enfield is the closest modern industrial estate to Redditch Town Centre, being approximately half a mile to the north-west. 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 A448. 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 Jct 2 of the M42, approximately 4 miles to the north via Birmingham Road/Alvechurch Highway (A441).

Description

The Property comprises a modern, single-storey Offices, configured as follows:-

- Reception/Trade Counter area – modern Reception foyer leading to Boardroom, Canteen and separate male and female WCs.
- Offices – Main open-plan Office, with Private Offices to perimeter. Measuring 37’6” (11.43m) x 73’6” (22.41m). Fitted to a decent standard, incorporating suspended ceilings with inset fluorescent lighting and heating by metal radiators connected to a gas-fired boiler.
- Kitchenette and separate Male and Female WCs.
- Versatile Boardroom / Training Room.

Externally, There is a separate fenced and gated car park providing approximately 30 spaces.

The Net Internal Area (NIA) of the Office extends to approximately 4354 sqft (NIA).

SERVICES

All main services are available.

TENURE

By Way of a New Sub Lease for a term of 3 or more years

RENT

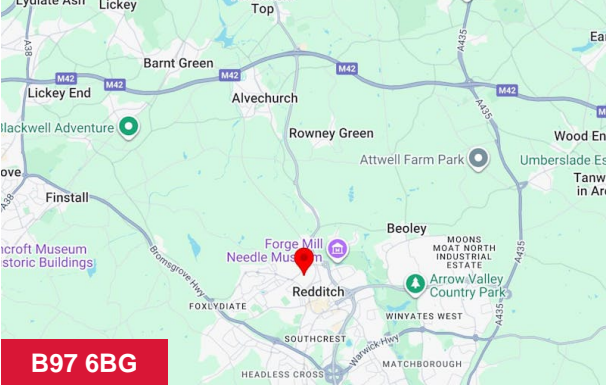
£26,000 pa plus VAT

VIEWING

Strictly by appointment with our Reception – 01527 584242.

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



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

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