



Unit 35

Enfield Industrial Estate, Redditch, B97 6BY

**Superb Commercial
Investment let for 10 years to
Belron UK Ltd t/a Autoglass**

3,300 sq ft
(306.58 sq m)

- Passing Rent £38,000pa
- 10 year lease from 2024 - no breaks
- Gross yield 5.85%
- FR&I terms
- Delphi score 100
- Virtually brand new Unit

Description

The Property comprises a steel portal framed, semi-detached, newly-built Factory/Warehouse Unit. Internally, the Property provides a blank canvas ready for tenants' fit-out works. Access to the Unit is via an insulated sectional loading door, with a separate powder-coated aluminium personnel door, with double-glazed windows at Ground and First Floor level.

The Gross Internal Area (GIA) extends to approximately 3,300 sq ft.

Externally, there is a communal fenced and gated Yard, providing ample space for loading and car parking.

Location

The Property is located on Enfield Industrial Estate, approximately ½ mile north of Redditch Town Centre.

The Property benefits from excellent transport links, with Hewell Road and Windsor Road in close proximity providing ready access to the Town Centre and Bromsgrove via the A448. Redditch Train and Bus Stations are both within convenient walking distance.

Junction 2 of the M42 Motorway is approximately 4 miles to the north via Birmingham Road (A441), with Birmingham City Centre being some 15 miles to the north.

Tenure

Freehold

Tenancy

The property is let to Belron UK Limited t/a Autoglass on a standard FR&I lease for a term of 10 years, without break, from 3 January 2024 at an initial rent of £38,000pa, subject to review at the end of the 5th year.

The Tenant

Belron UK Limited t/a Autoglass have been established approximately 74 years with a turnover in Dec 2024 of £299,941,000 with pretax profits of £5,980,000, having a Delphi credit rating of 100 out of 100.

Services

All mains services save for gas are connected.

EPC

B35

Purchase Price

£650,000 plus VAT

Rateable Value

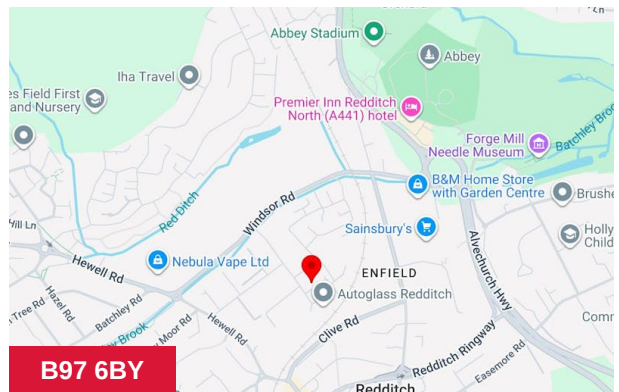
£30,750 (April 2026)

Legal Fees

Each Party to bear their own fees

Viewing

Strictly by appointment with our reception on 01527 584242



Viewing & Further Information



Ian Parker
01527 584242 | 07977 008815
ian@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 17/03/2026