

Lot 40, Unit 3b Crossgate Road, Redditch,

Worcestershire B98 7SN

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Ground Rent Investment	
- Let Until 2071 (45 Years Unexpired) - Well Located within the established Park Farm Industrial Estate 2024 Rent Review Outsatnding - Approx. 0.29 Hectares (0.71 Acres) (1) - Approx. 35% site coverage - Longer-Term Redevelopment Potential (Subject to Consents) - Approx. 1.5 Miles South-East of Redditch Town Centre - Nearby Occupiers include Costcutter, Baylis & Harding, Travis Perkins, Screwfix and Halfords	
Lot	Auction
40	29th October 2026
Rent	
£15,250 per Annum Exclusive (3)	
Sector	Status
Industrial, Ground Rent	Withdrawn Prior
	Auction Venue
	Live Streamed Auction

Location	
Miles	1.5 miles south-east of Redditch Town Centre, 15 miles south of Birmingham, 15 miles north-east of Worcester
Roads	A441, A435, M42 (J2 & J3), M5 (J4A)
Rail	Redditch Railway Station
Air	Birmingham Airport
Situation	
The property is situated within the established Park Farm Industrial Estate, approximately 1.5 miles south-east of Redditch Town Centre. The estate benefits from excellent road communications, with the A448 providing access to the A441 and A435, which in turn connect with the M42 motorway.	
The Park Farm Industrial Estate is one of Redditch's principal commercial and industrial areas and is home to a wide range of national and local occupiers, including Costcutter, Baylis & Harding, Travis Perkins, Screwfix and Halfords.	
The property is situated on the south side of Crossgate Road, close to its junction with Studley Road (A448).	
Tenure	
Freehold.	
EPC	
Band D.	

Description
The property comprises a broadly rectangular and level site of approximately 0.29 hectares (0.71 acres) with site coverage of approximately 35%.
The property includes a large secure yard providing loading and car parking areas, accessed directly from Crossgate Road, and benefits from longer term redevelopment potential (subject to consents).
VAT
Please confirm VAT status

DISCLAIMER
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Tenancy & Accommodation

Floor	Use	Site Area Ha	Site Area (Acres)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Industrial	0.29	(0.71)	MULLER REDDITCH LIMITED (01011334)(2)	99 Years from 25/12/1972	£15,250 (3)	25/12/2024 and 14 yearly, (24/12/2071) (4)
Total Approximate Site Area		0.29	(0.71)(1)			£15,250	

(1) The site area quoted above is stated within the Lease.
(2) Muller Redditch Limited (CRN 01011334) was incorporated in 1971 and forms part of the Muller group of engineering companies. The company specialises in CNC machining, providing complex, high-tolerance components using multi-axis lathes and machining centres (<https://www.muller-england.co.uk/>).
(3) The Rent Reserved under occupational sublease is £70,000 per annum exclusive.
(4) The lease provides for upward only rent reviews every 14 years to Open Market Ground Rental Value. The 25/12/2024 rent review is outstanding.

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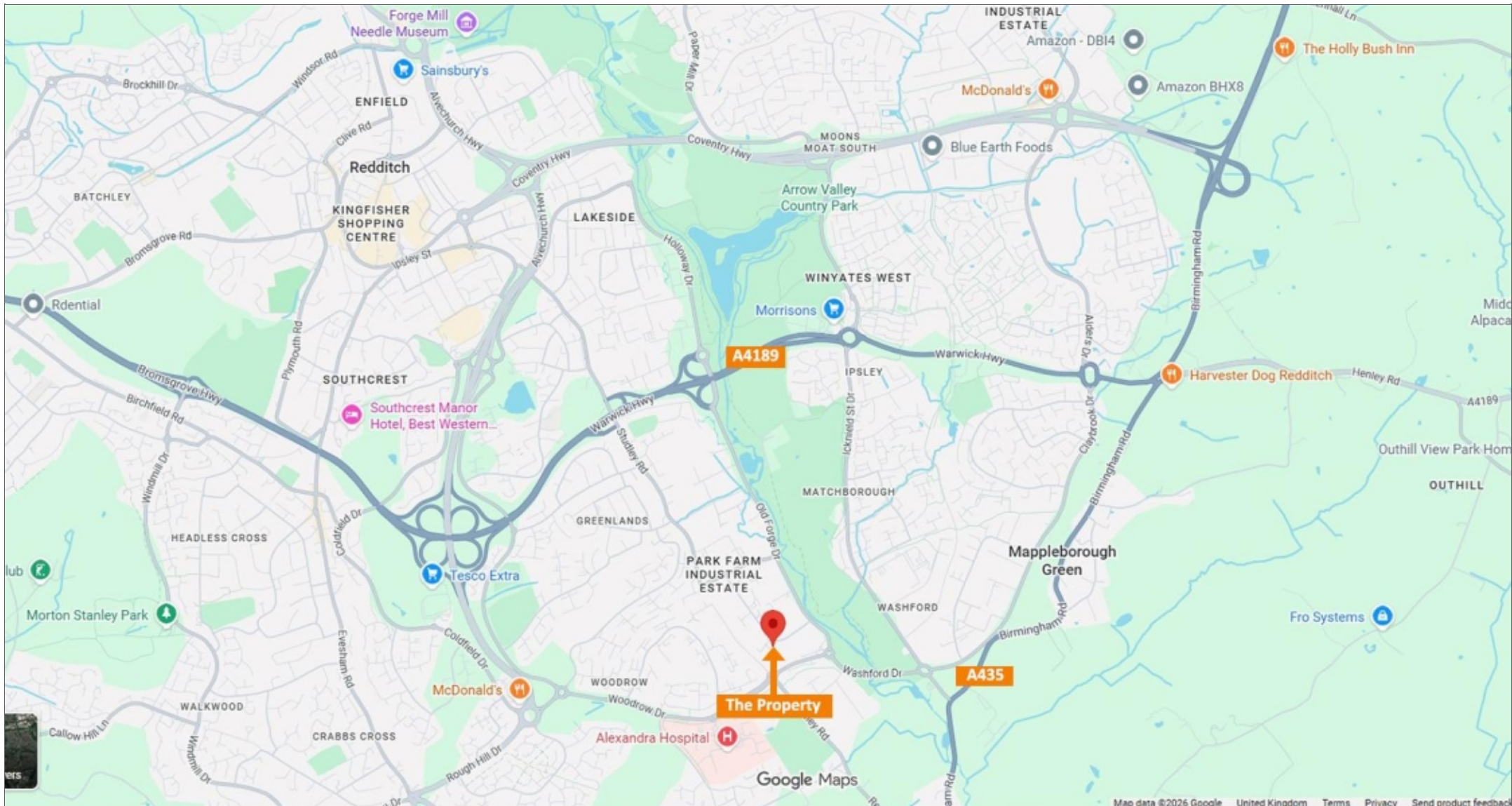
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2026