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# Upton House, Hartlebury Trading Estate

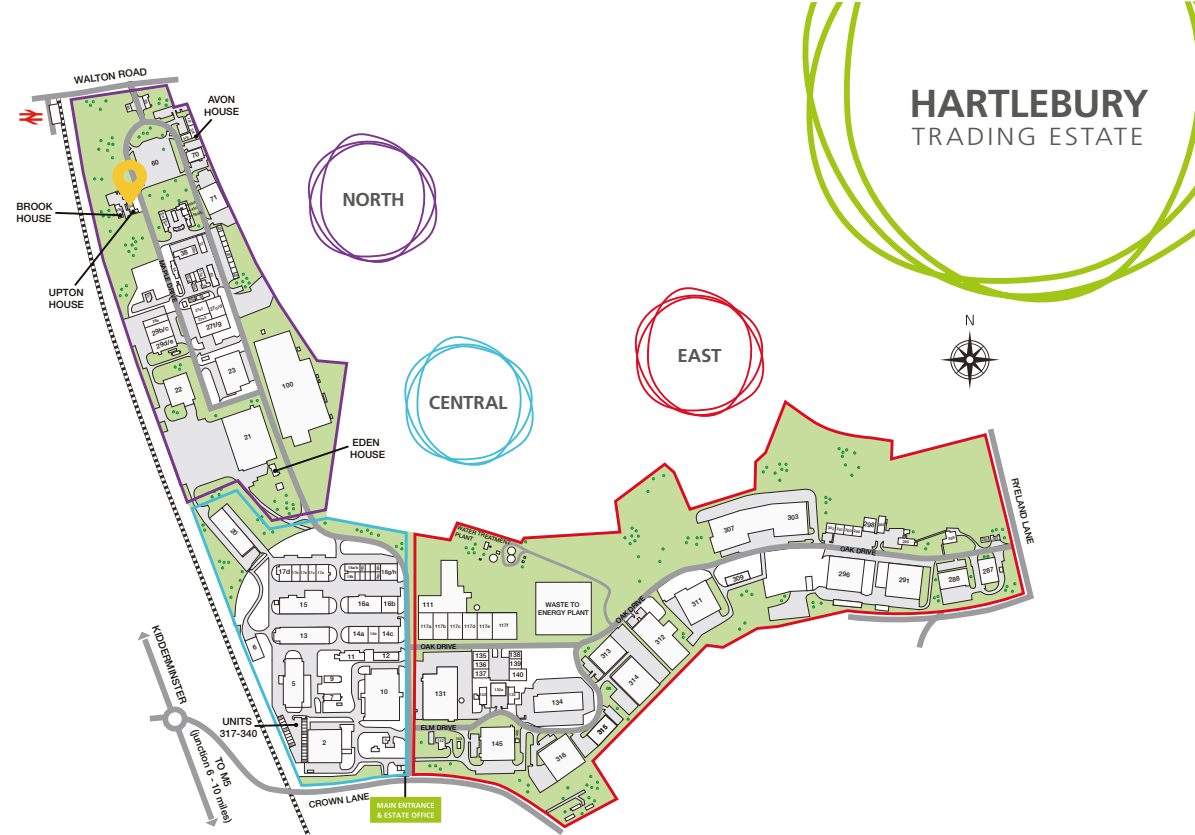
Hartlebury, Worcestershire, DY10 4JB

Leasehold  
Two Storey Office Premises

5,726 Sq Ft (531.95 Sq M)



**To Let**



## HARTLEBURY TRADING ESTATE

### Amenities



Open Plan Office



LED Lighting



Potential to split



On site parking



Secure Site



CCTV

## Upton House, Hartlebury Trading

5,726 Sq Ft (531.95 Sq M)

### Description

The property provides a two storey detached office building comprising open plan offices and toilet facilities.

The office space has LED lighting and is carpeted throughout.

Externally the property benefits from ample on site parking.



## Location

Hartlebury Trading Estate is located on Crown Lane, Hartlebury, Worcestershire, directly off the main A449 dual carriageway. The A449 links directly to Junction 6 of the M5 approximately 10 miles distant, with Worcester city centre approximately 8 miles and Kidderminster town centre 4 miles approximately. The M5 in turn links with the M6, M42, M40 and National Motorway Network. The estate can also be accessed off Walton Lane, Hartlebury, with Hartlebury train station within 100 yards of this estate entrance.

## Accommodation

Description	Sq Ft	Sq M
Ground Floor	3,088	286.88
First Floor	2,638	245.07
<b>Total</b>	<b>5,726</b>	<b>531.95</b>

### Locations

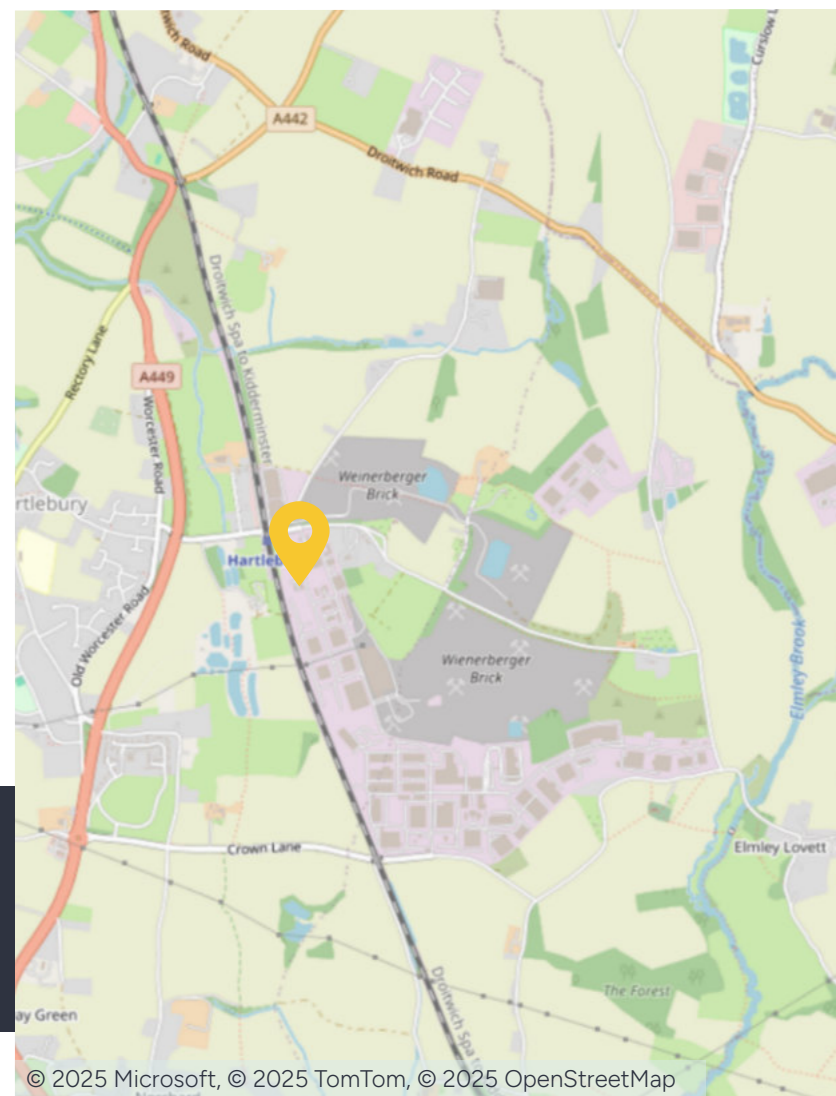
Kidderminster: 7 miles  
Worcester: 11.1 miles  
Birmingham: 22.7 miles

### Nearest station

Hartlebury: 0.8 miles

### Nearest airport

Birmingham International: 30 miles



## Further information

### Tenure

Leasehold.

### Rent

On application.

### Terms

This property is available to let by way of a new lease on terms to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Interested parties are advised to liaise directly with the local authority to confirm their exact rates liability.

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is C.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with Fisher German or our joint agents Harris Lamb.



## Contact us



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**Particulars dated May 2026. Photographs dated July 2022.**



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