

**fisher
german**

Unit 13, Hartlebury Trading Estate

Hartlebury, Worcestershire, DY10 4JB

Leasehold
Refurbished Industrial Warehouse Unit

12,800 Sq Ft (1,189.15 Sq M)



To Let



Amenities



Eaves Height
5.5m



Roller Shutter
Doors



Fully
Refurbished



New Roof
Lights



Yard Area



Parking

Unit 13, Hartlebury Trading Estate

12,800 Sq Ft (1,189.15 Sq M)

Description

The property provides a modern, fully refurbished warehouse premises on an established industrial estate with onsite parking and yard.

The unit is detached with steel truss roof and new cladding and further benefits from:

- 3 new electric roller shutter doors (4.2m w x 4.5m h)
- New roof lights
- 5.5m eaves (4.5m minimum working height)
- Painted concrete floor
- New PIR LED lighting
- Parking and yard area
- Warehouse toilet provision
- Ground floor offices with kitchenette and toilets
- Fenced and gated compound under loading canopy to gable end

Location

Hartlebury Trading Estate is recognised as the premier trading destination in the Worcestershire area, with good communication links allowing easy access to the national motorway network via the M5 and M42. The Estate is directly off the A449 dual carriageway, approximately 10 miles north of J6 of the M5 motorway and 5 miles south of Kidderminster town centre.

Accommodation

Description	Sq Ft	Sq M
Unit 13	12,800	1,189.15

Locations

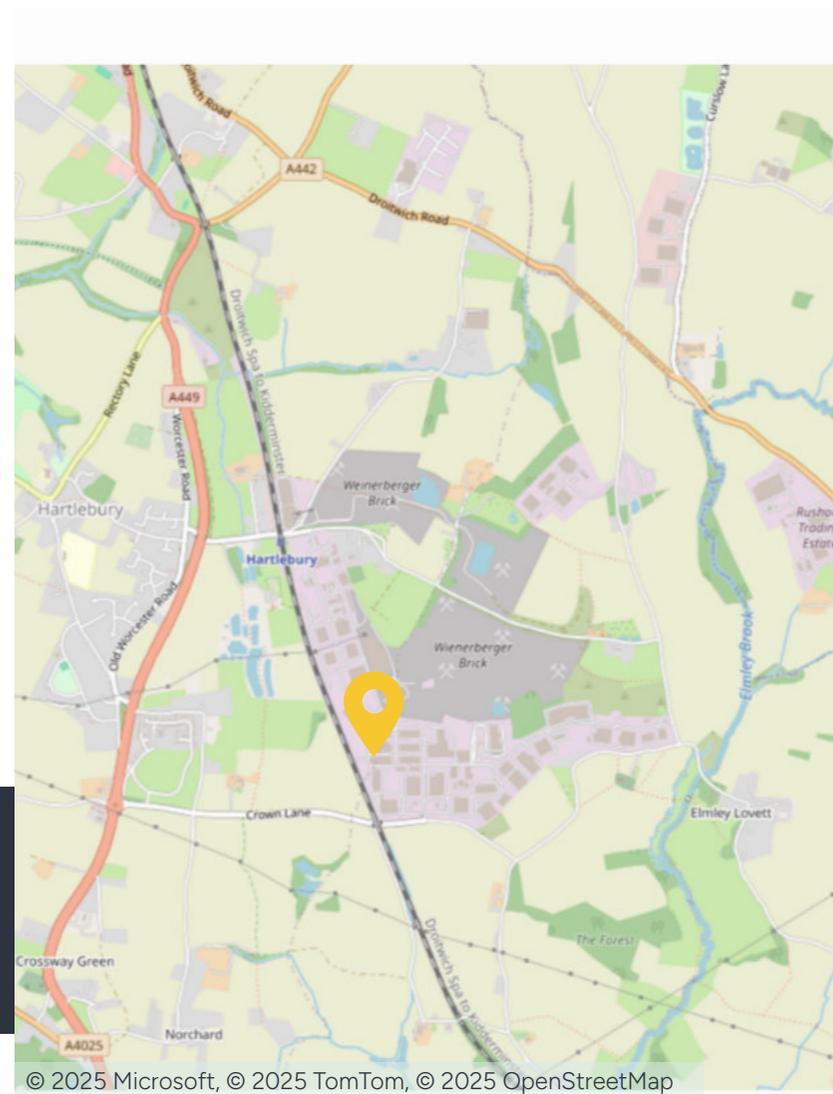
Kidderminster: 7 miles
Worcester: 11.1 miles
Birmingham: 22.7 miles

Nearest station

Hartlebury: 0.8 miles

Nearest airport

Birmingham International: 30 miles



Further information

Rent

On application.

Lease Terms

The unit is available by way of a new fully repairing and insuring lease for a term to be agreed.

Business Rates

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

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.

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.

References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

Fixtures & Fittings

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

EPC

The EPC rating is B 32.

Anti Money Laundering

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

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewings

Strictly by prior arrangement with the sole joint agents Fisher German & Harris Lamb.



Contact us



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