



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

UNIT 314



TO LET 43,967 SQ FT (4,085 SQ M)

WAREHOUSE & OFFICE ACCOMMODATION

- 8m to underside of haunch
- 3 level access doors
- 3 phase electric
- Substantial power supply available
- LED warehouse lighting
- Fully fitted open plan offices an breakout areas
- Large rear yard – 30m depth
- CCTV, security guards and on-site Estate Office

www.hartleburytradingestate.co.uk



HARTLEBURY TRADING ESTATE

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.

UNIT 314

The property comprises a modern warehouse/manufacturing building incorporating good quality two storey offices with kitchen and breakout areas. The unit is to undergo a light refurbishment.

ACCOMMODATION

Warehouse	36,047 sq ft	3,349 sq m
Offices and Ancillary	4,497 sq ft	417 sq m
First Floor Offices	3,423 sq ft	318 sq m
Total	43,937 sq ft	4,085 sq m

All areas are Gross Internal Areas (GIA)

TERMS

The subject property is available on a new full repairing and insuring lease on terms to be agreed.

SERVICES

The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own.

VAT

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

SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas and security. Further details are available from the agents.

RENT

Quoting rent on application.

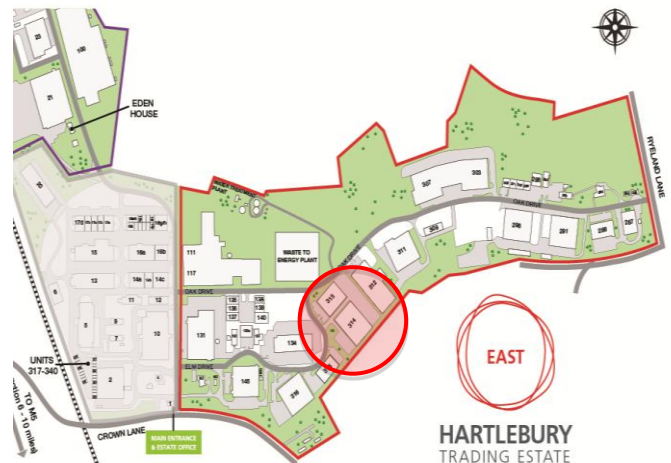
EPC

EPC Rating: B

RATES

Rateable Value (2023): £208,000

What3words: [///scribble.wonderful.crystal](#)



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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