

**fisher
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Unit 16B, Hartlebury Trading Estate

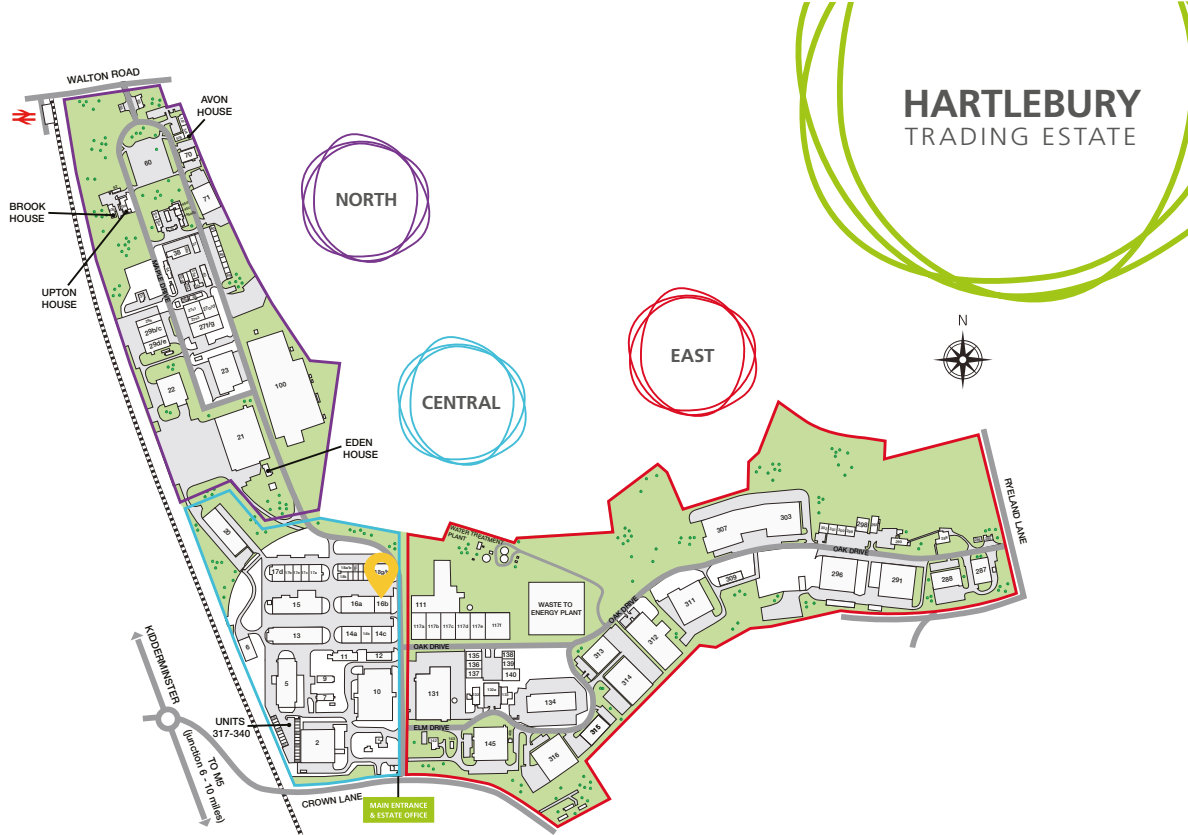
Hartlebury, Worcestershire, DY10 4JB

Leasehold
Industrial/Warehouse Unit

8,884 Sq Ft (825 Sq M)



To Let



HARTLEBURY TRADING ESTATE

Amenities



Clear Height
4.57m



2 Roller
Shutter Doors



Mezzanine
Storage 807 sq ft



Parking &
Loading Area



Secure Site



CCTV

Unit 27E1 & 2, Hartlebury Trading

8,320 Sq Ft (773 Sq M)

Description

Unit 16B is of steel truss construction with a pitched profile roof, incorporating LED lights. The elevations are blockwork to approximately 7ft with lined profile metal cladding thereafter to the eaves. The clear height is approximately 4.57m. There are two roller shutter doors into the unit (4.2m x 4.5m). The property benefits from an office with heat/cook units, carpet, double glazed windows, wall trunking, suspended ceiling and LED lights. Additionally, there are male, female and disabled WCs as well as mezzanine storage of approximately 807 sq ft.

Externally the property has a tarmac surfaced car park and loading area to the side elevation.



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
Unit 16B	8,884	825

Locations

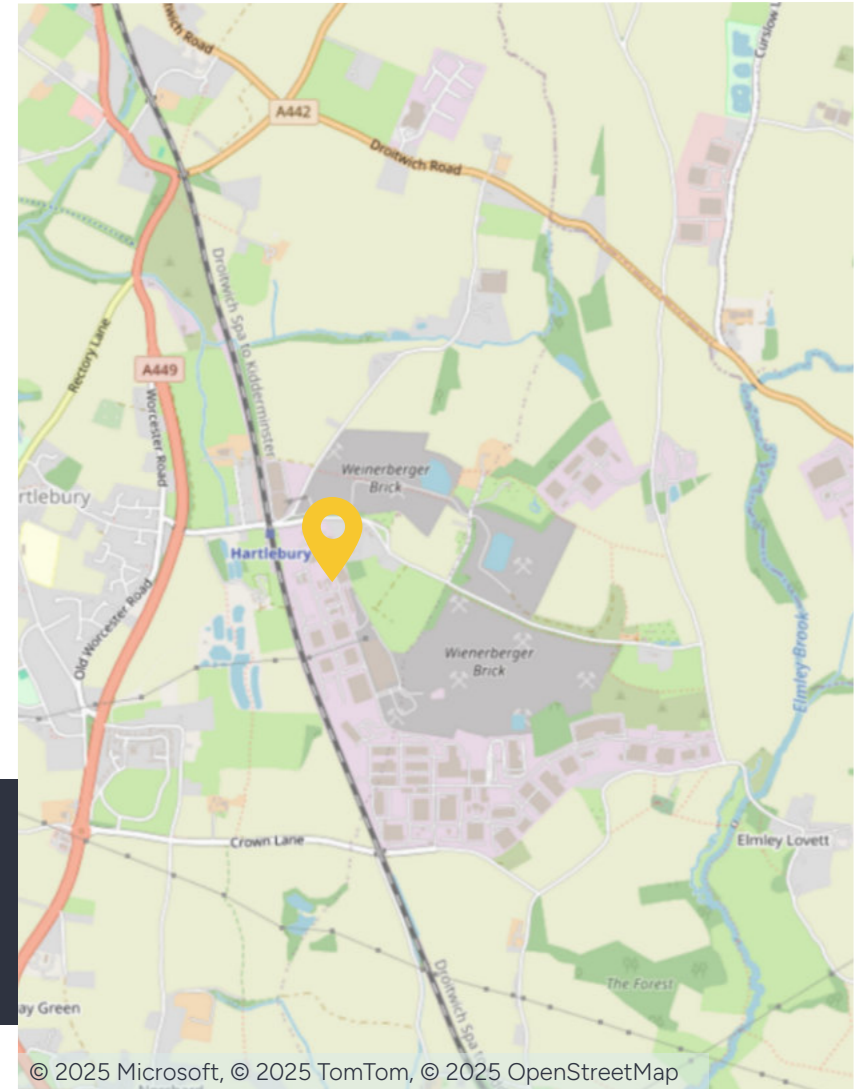
Kidderminster: 7 miles
Worcester: 11.1 miles
Birmingham: 22.7 miles

Nearest station

Hartlebury: 0.8 miles

Nearest airport

Birmingham International: 30 miles



Further information

Tenure

Leasehold.

Terms

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

Rent

Quoting rent on application.

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.



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Particulars dated June 2026. Photographs dated December 2024.



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