

**fisher
german**

Unit 289, Hartlebury Trading Estate

Hartlebury, Worcestershire, DY10 4JB

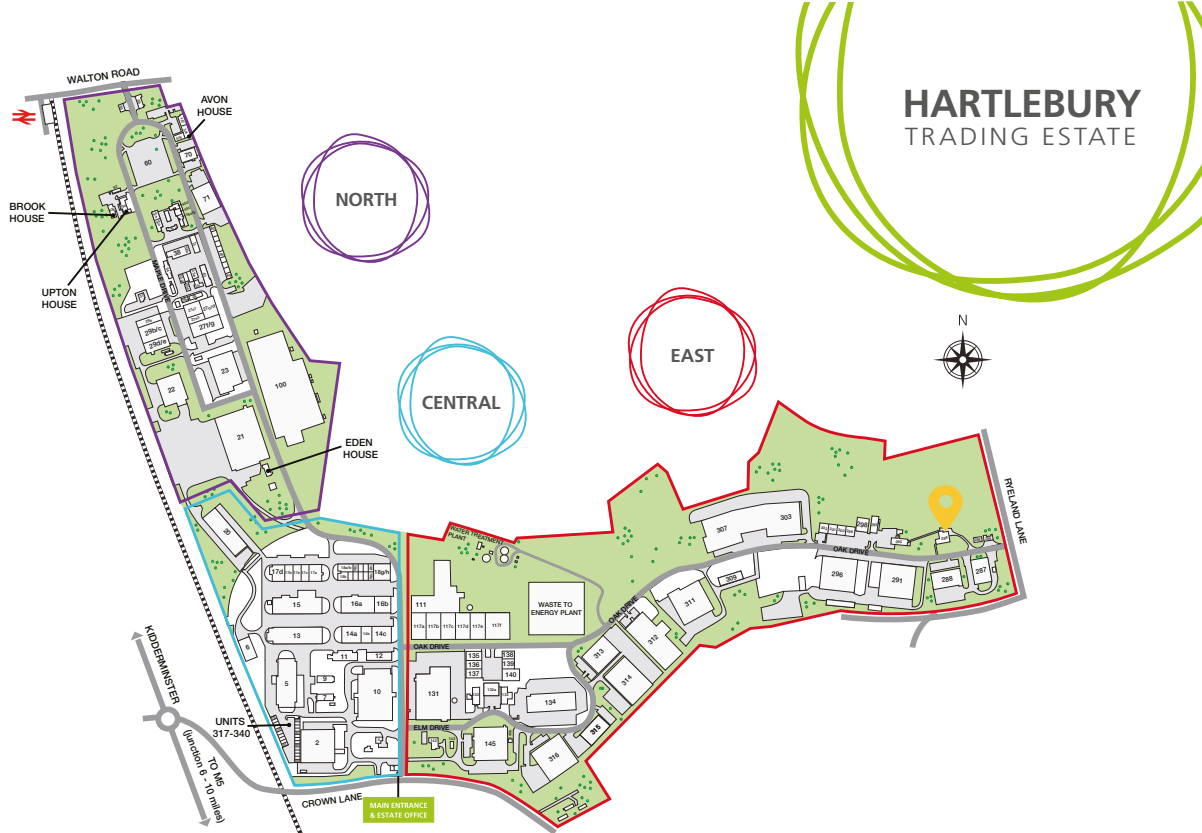
Leasehold

Two storey office premises
with warehouse/store

4,365 Sq Ft (405.59 Sq M)



To Let



HARTLEBURY TRADING ESTATE

Amenities



Open Plan Office



Suspended Ceilings



Kitchen



On site parking



Secure Site



CCTV

Unit 289, Hartlebury Trading

4,365 Sq Ft (405.59 Sq M)

Description

The property provides a two storey building comprising two large open plan offices in addition to a number of smaller offices/meeting rooms, all of which are carpeted, with recessed fluorescent lighting, warehouse/storage with roller shutter access and painted concrete floor, kitchen and WC facilities. The property provides further office/storage and a shower room at first floor level.

Externally, the property is set back from the main estate road and includes ample on site parking. The estate benefits from 24 hour security, CCTV and on site estate management office.



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	3,926	364.74
First Floor	439	40.85
Total	4,365	405.59

Locations

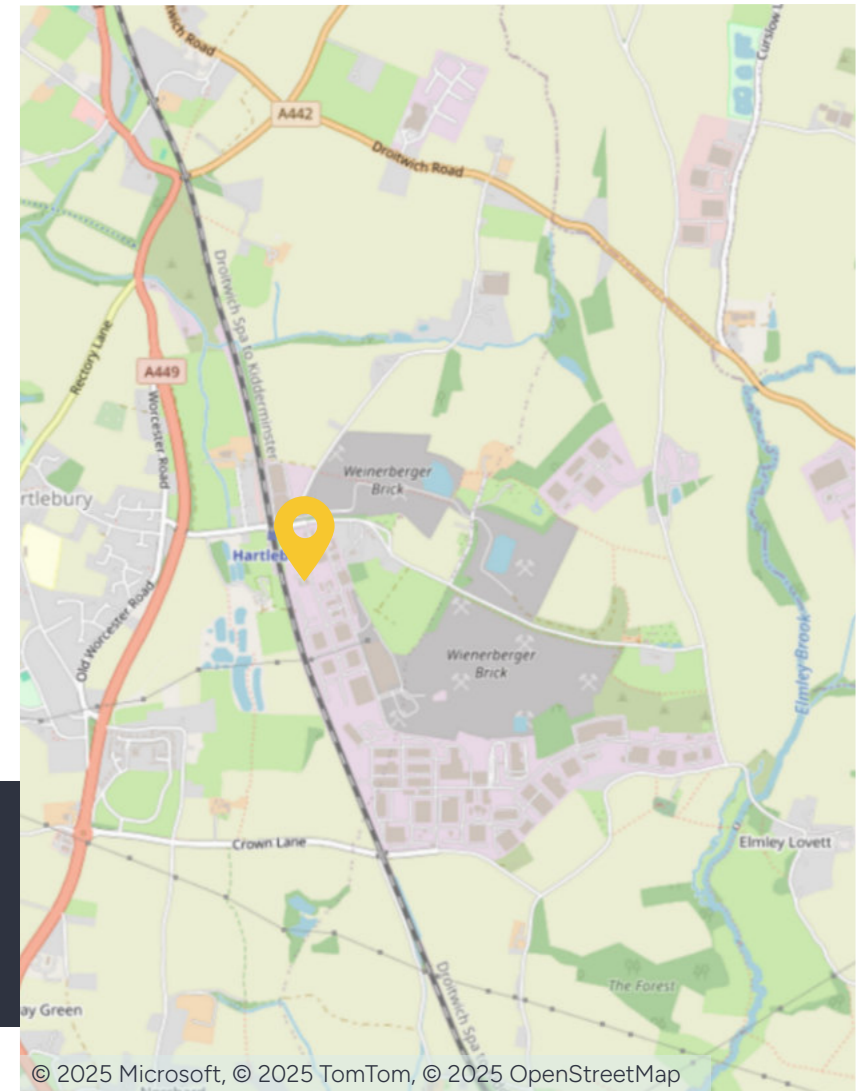
Kidderminster: 7 miles
Worcester: 11.1 miles
Birmingham: 22.7 miles

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 D.

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



Ellie Fletcher

07974 431 243

ellie.fletcher@fishergerman.co.uk



Sophie Newton

07977 465 882

sophie.newton@fishergerman.co.uk



Or our joint agents: Harris Lamb

Neil Slade / Lauren Allcoat-Hatton

07766 470 384 / 07586 632 441

neil.slade@harrislamb.com

lauren.allcoat-hatton@harrislamb.com

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated May 2026. Photographs dated July 2022.



This brochure is fully recyclable