



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

UNIT 326



TO LET 574 SQ FT (53.34 SQ M)

SHOWROOM/ WAREHOUSE ACCOMMODATION

- Open plan warehouse/ showroom with toilet
- Fully refurbished including new LED lighting
- Onsite car parking
- CCTV, ANPR, onsite security guards and Estate Office provision

www.hartleburytradingestate.co.uk



DESCRIPTION

Unit 326 is a fully refurbished, modern mid-terrace industrial unit with profile steel roof and clockwork/clad elevations. The property benefits from new LED lighting, electric roller shutter door and a disabled WC. Onsite car parking is provided adjacent to the property.

ACCOMMODATION

Total (GIA) 574 sqft 53.34 sq m

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.

VAT

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

SERVICE CHARGE

A 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: D95 (to be reassessed)

BUSINESS RATES

Rateable Value (2023): £5,200

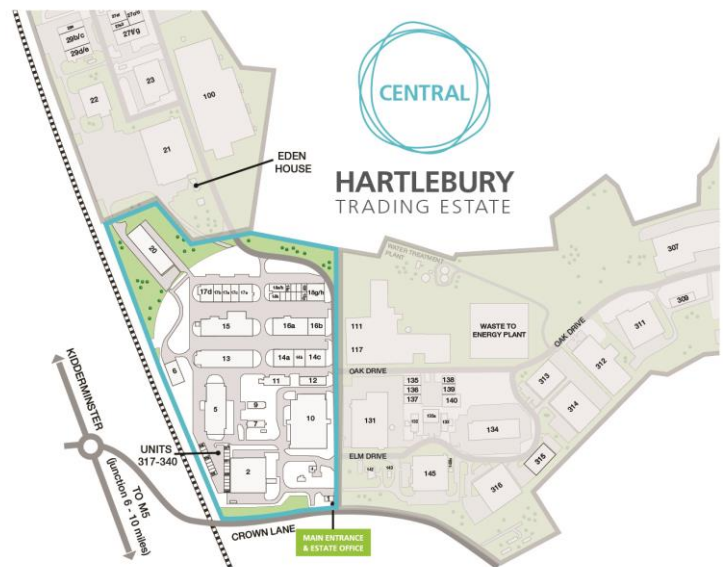
ANTI MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.



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.



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

IMPORTANT NOTICE: Harris Lamb Limited Conditions under which Particulars are issued. Messrs. Harris Lamb Limited for themselves, for agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited. Designed & produced by www.kubiakcreative.com

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