

**fisher  
german**

# Unit 40, Hartlebury Trading Estate

Hartlebury, Worcestershire, DY10 4JB

Leasehold  
Industrial/Warehouse Unit

4,416 Sq Ft (410 Sq M)



**To Let** | £32,016 pa



## HARTLEBURY TRADING ESTATE

### Amenities



Open Plan  
Office



Loading Area



Power



Level Access  
Doors



Secure Site



CCTV

## Unit 40, Hartlebury Trading Estate

4,416 Sq Ft (410 Sq M)

### Description

The property is of brick elevations with a pitched tiled roof.

The warehouse provides:

- 1 ground level roller shutter door
- Concrete flooring
- 2 electric vehicle charging points

- LED lighting

The internal office accommodation benefits from the following specification:

- Open plan office
- WC provisions
- Heating, carpeting, perimeter trunking, suspended ceilings, LED lighting and double glazed windows

## 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 40	4,416	410

### Locations

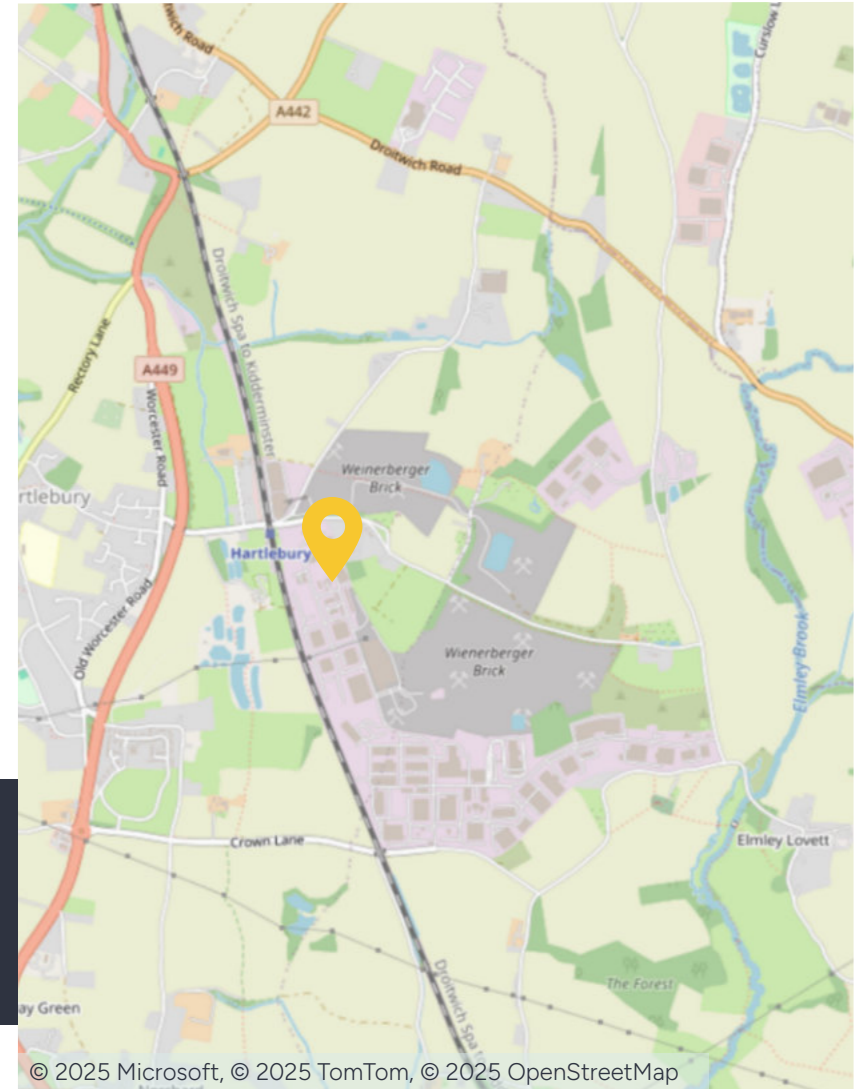
Kidderminster: 7 miles  
Worcester: 11.1 miles  
Birmingham: 22.7 miles

### Nearest station

Hartlebury: 0.8 miles

### Nearest airport

Birmingham International: 30 miles



## Further information

### Tenure

Leasehold.

### Rent

This property is available to let by way of a new lease on terms to be agreed at a rent of £32,016 per annum exclusive.

### 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.

### Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

### EPC

The EPC rating is E (120).

### 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



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Particulars dated April 2026. Photographs dated April 2026.



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