

**fisher
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Unit 314, Hartlebury Trading Estate

Hartlebury, Worcestershire, DY10 4JB

Leasehold
Industrial Warehouse

43,967 Sq Ft (4,085 Sq M)



To Let | On Application



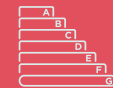
Key information



Rent
On Application



Rateable Value
£208,000



EPC Rating
B

Description

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.

Specification includes:

- 8m to underside of haunch
- 3 level access doors
- 3 phase electric
- Substantial power supply available
- LED warehouse lighting
- Fully fitted open plan offices with excellent natural light
- Ancillary breakout areas
- Large rear yard - 30m depth
- Ample onsite parking
- On site estate office and security

Location

Hartlebury Trading Estate is recognised as the premier trading destination in the Worcestershire area, with good communication links allowing easy access to the national motorway network via the M5 and M42.

The Estate is directly off the A449 dual carriageway, approximately 10 miles north of J6 of the M5 motorway and 5 miles south of Kidderminster Town Centre.

Address: 314 Hartlebury Trading Estate, Hartlebury, Worcestershire, DY10 4JB

What3words: [///scribble.wonderful.crystal](https://www.what3words.com/#!/en/314-hartlebury-trading-estate)

Locations

Kidderminster: 6 miles

Worcester: 11 miles

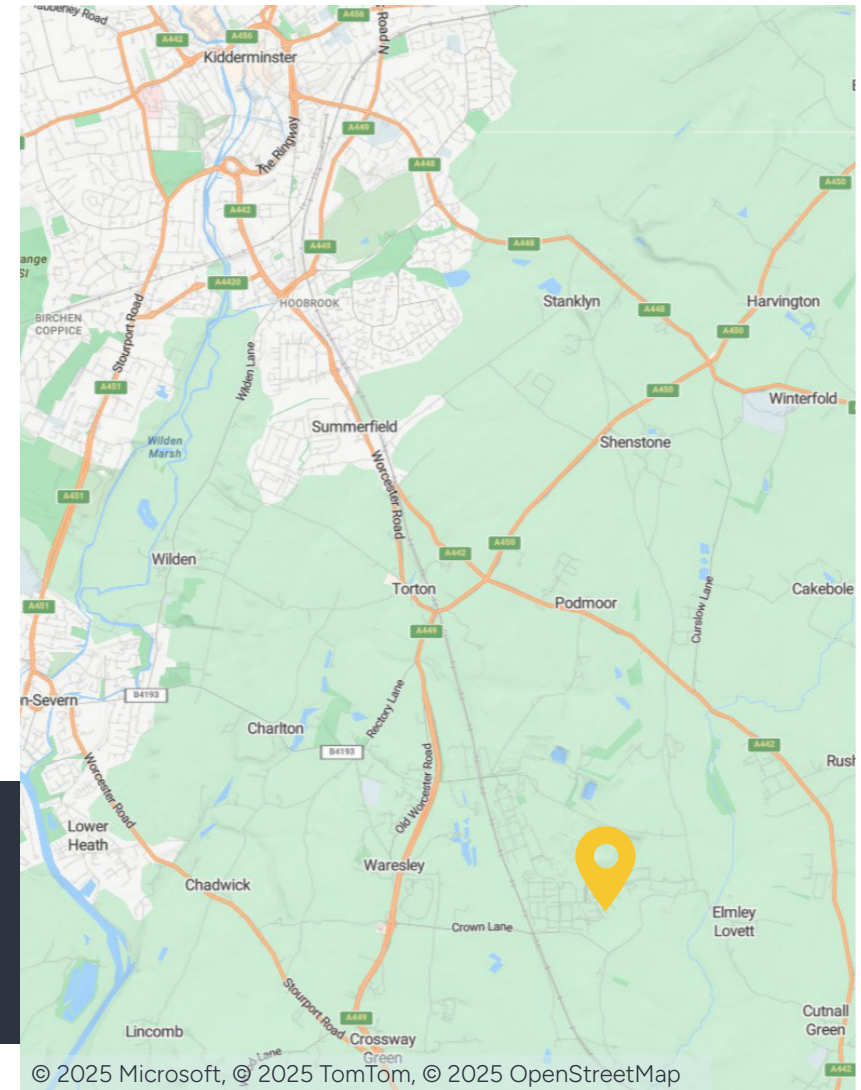
Birmingham: 29 miles

Nearest station

Hartlebury: 0.5 miles

Nearest airport

Birmingham International: 34 miles



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate areas comprise:

Demise	Sq Ft	Sq M
Ground Floor		
Warehouse	36,047	3,349
Offices and Ancillary/Welfare	4,497	417
First Floor		
Offices and Ancillary/Welfare	3,423	318
Total	43,967	4,085



Further information

Rent

On Application.

Tenure

Leasehold.

Lease Terms

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

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

The current Rateable Value is £208,000.

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.

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 property is suitable for uses falling within use classes E(g) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

EPC

The EPC rating is B.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

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 the joint sole agents.

Aerial Location Map



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Particulars dated September 2025. Photographs dated September 2025.



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