

**fisher  
german**

# Unit 71, Hartlebury Trading Estate

Hartlebury, Worcestershire, DY10 4JB

Leasehold

Modern warehouse unit with yard,  
offices & 800 KVA power supply

20,412 Sq Ft (1,896.4 Sq M)



**To Let | £8.00 per sq ft**



## Unit 71, Hartlebury Trading Estate

20,412 Sq Ft (1,896.4 Sq M)

### Description

The property is of steel portal frame with block/clad elevations surmounted by a profile roof with translucent roof lights. The warehouse provides:

- 7.2m eaves (6m to haunch)
- 2 ground level electric roller shutter doors
- Concrete floor

- 800KVA power provision
- LED lighting
- Demised yard area (and separate car park)

Integral ground and first floor offices are provided with:

- Atrium reception
- Open plan offices, toilets and kitchenette
- The offices provide heating, new carpets, suspended ceilings with LED lighting and powder coated aluminium double glazed windows

### Amenities



Eaves Height  
- 7.2m



Roller Shutter  
Doors



800KVA  
Power Supply



Reception



Demised Yard  
Area



Car Parking

## Location

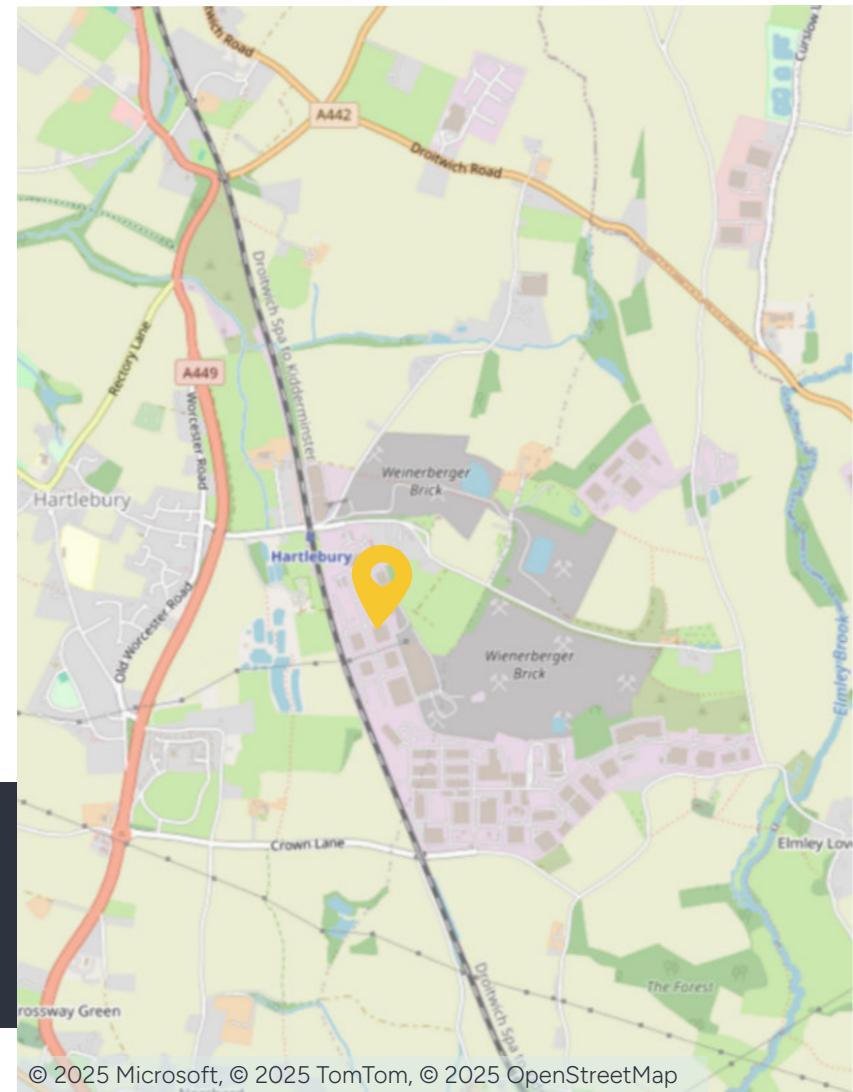
Hartlebury Trading Estate is located on Crown Lane, Hartlebury, Worcestershire, directly off the main A449 dual carriageway. The A449 links directly to Junction 6 of the M5 approximately 10 miles distant, with Worcester city centre approximately 8 miles and Kidderminster town centre 4 miles approximately. 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
Warehouse	18,182	1,689.2
Ground Floor & First Floor Offices (including Mezzanine)	2,230	207.2
<b>Total</b>	<b>20,412</b>	<b>1,896.4</b>

**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

### Rent

Quoting rental £8.00 per sq ft per annum exclusive.

### Lease Terms

The accommodation is available to let on terms to be agreed.

### Business Rates

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

Rateable Value (April 2026): £130,000

### 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.

### Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas and security.

### 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.

### EPC

The EPC rating is C 68.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

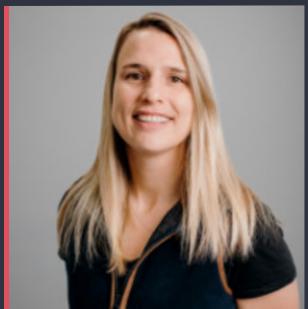
All prices quoted are exclusive of VAT, which may be chargeable.

### Viewings

By prior arrangement with the sole joint agents Fisher German & Harris Lamb.



# Contact us



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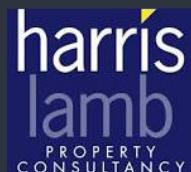
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Particulars dated February 2026. Photographs dated February 2026.



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