

**fisher
german**

Unit 23, Hartlebury Trading Estate

Hartlebury, Worcestershire, DY10 4JB

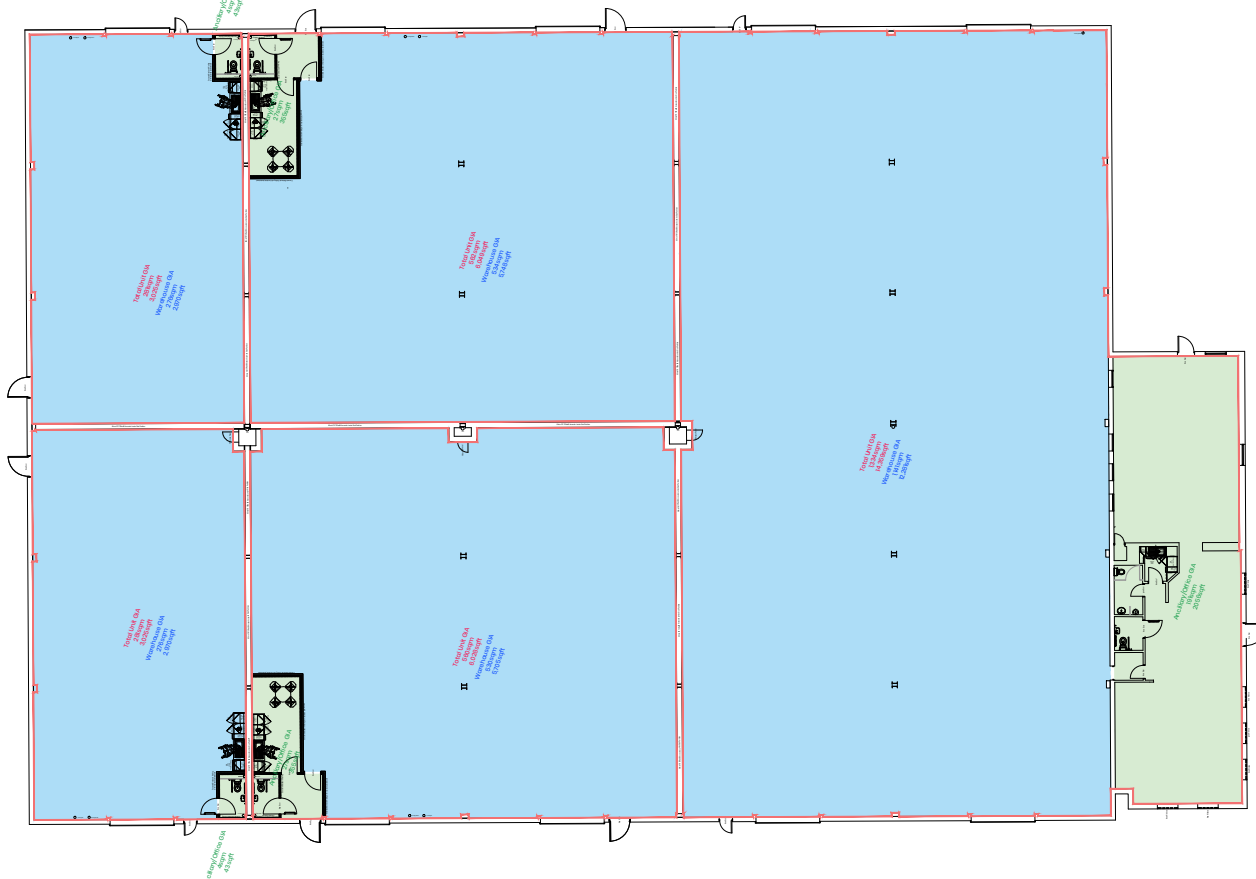
Leasehold
Coming Soon
Industrial/Warehouse Units

3,025 - 32,486 Sq Ft (281 - 3,018 Sq M)



Illustrative Photo

To Let



Amenities



Unit 23, Hartlebury Trading

3,025 - 32,486 Sq Ft (281 - 3,018 Sq M)

Description

The property is undergoing a comprehensive refurbishment programme to provide 5 separate industrial units from 3,025 sq ft – 14,359 sq ft. Each unit will benefit from a roller shutter door and WC facilities.

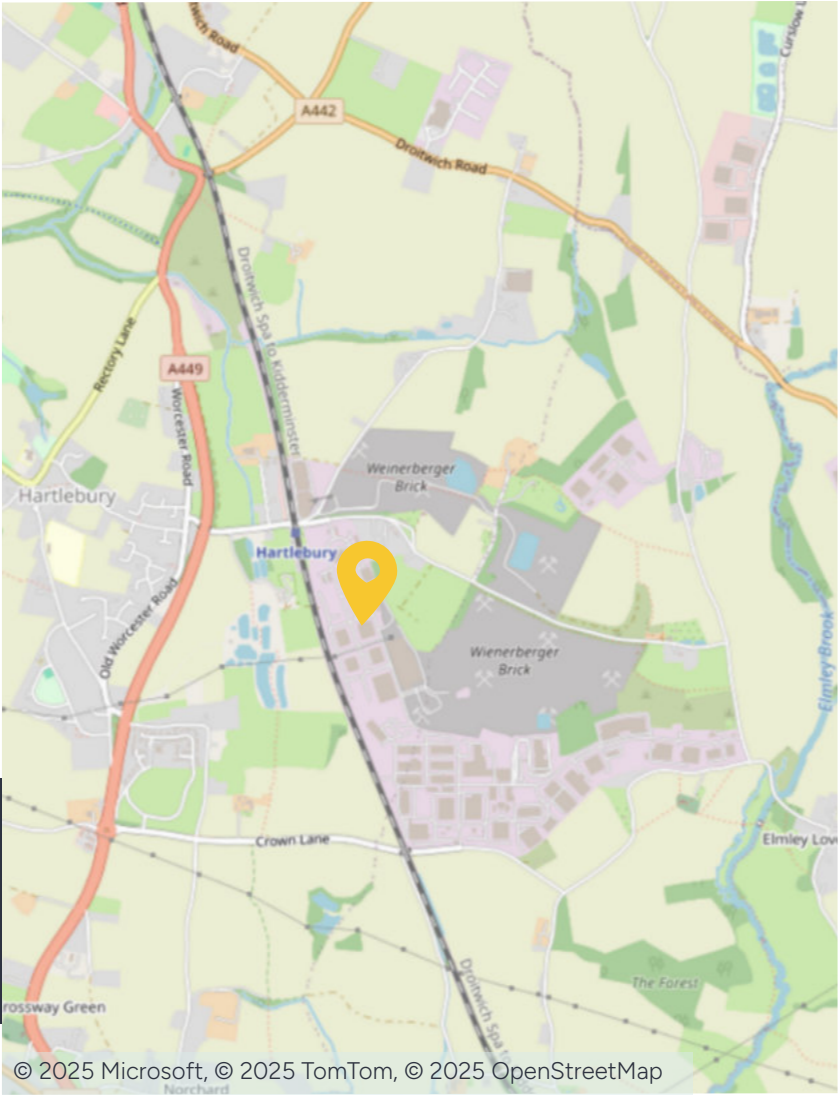
Units will be available for occupation from Q1 2027.

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 23A	14,359	1,334
Unit 23B	6,028	560
Unit 23C	6,049	562
Unit 23D	3,025	281
Unit 23E	3,025	281
Total	32,486	3,018



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.

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.

Units to be assessed.

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.

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.

EPC

To be assessed.

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



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 June 2026. Photographs dated June 2026.



This brochure is fully recyclable