

**fisher  
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# Unit 27E1 & 2, Hartlebury Trading Estate

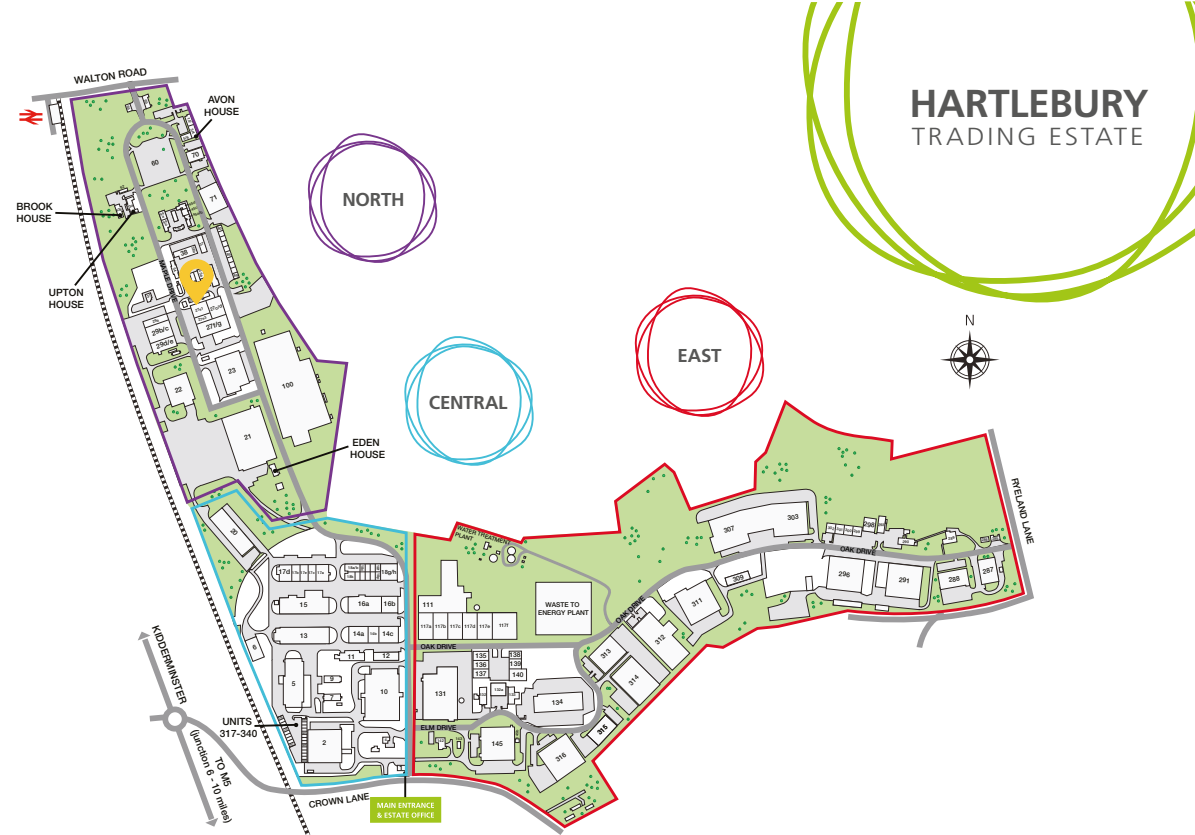
Leasehold  
Industrial/Warehouse Unit

Hartlebury, Worcestershire, DY10 4JB

8,320 Sq Ft (773 Sq M)



**To Let**



## HARTLEBURY TRADING ESTATE

### Amenities



Lofty  
Warehouse  
Space



2 Roller  
Shutter Doors



Open Plan Office  
Accommodation



Parking/Yard  
Area



Secure Site



CCTV

## Unit 27E1 & 2, Hartlebury Trading

8,320 Sq Ft (773 Sq M)

### Description

Unit 27E1 & 2 provides lofty warehouse space with approximate eaves height of 8.1m and minimum height of 5.7m. Accessed by two roller shutter doors the accommodation is laid out in two bays behind a deep forecourt.

Office accommodation is provided and comprises open plan and individual offices. Toilet accommodation provided.

Yard and parking is provided external to the property.

## 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	7,986	742
Offices	334	31
<b>Total</b>	<b>8,320</b>	<b>773</b>

### Locations

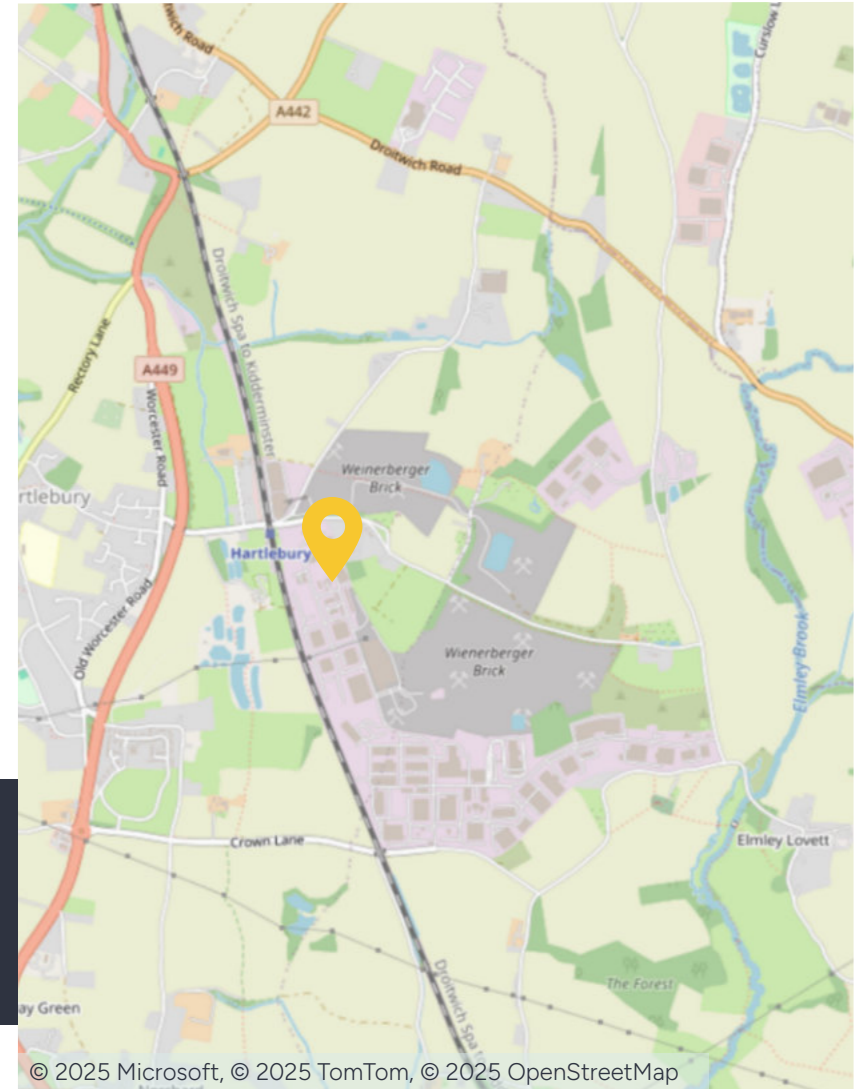
Kidderminster: 7 miles  
Worcester: 11.1 miles  
Birmingham: 22.7 miles

### Nearest station

Hartlebury: 0.8 miles

### Nearest airport

Birmingham International: 30 miles



## Further information

### **Tenure**

Leasehold.

### **Terms**

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

### **Rent**

Quoting rent on application.

### **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.

### **EPC**

The EPC rating is C.

### **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 June 2026. Photographs dated February 2023.



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