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Unit 17D, Hartlebury Trading Estate

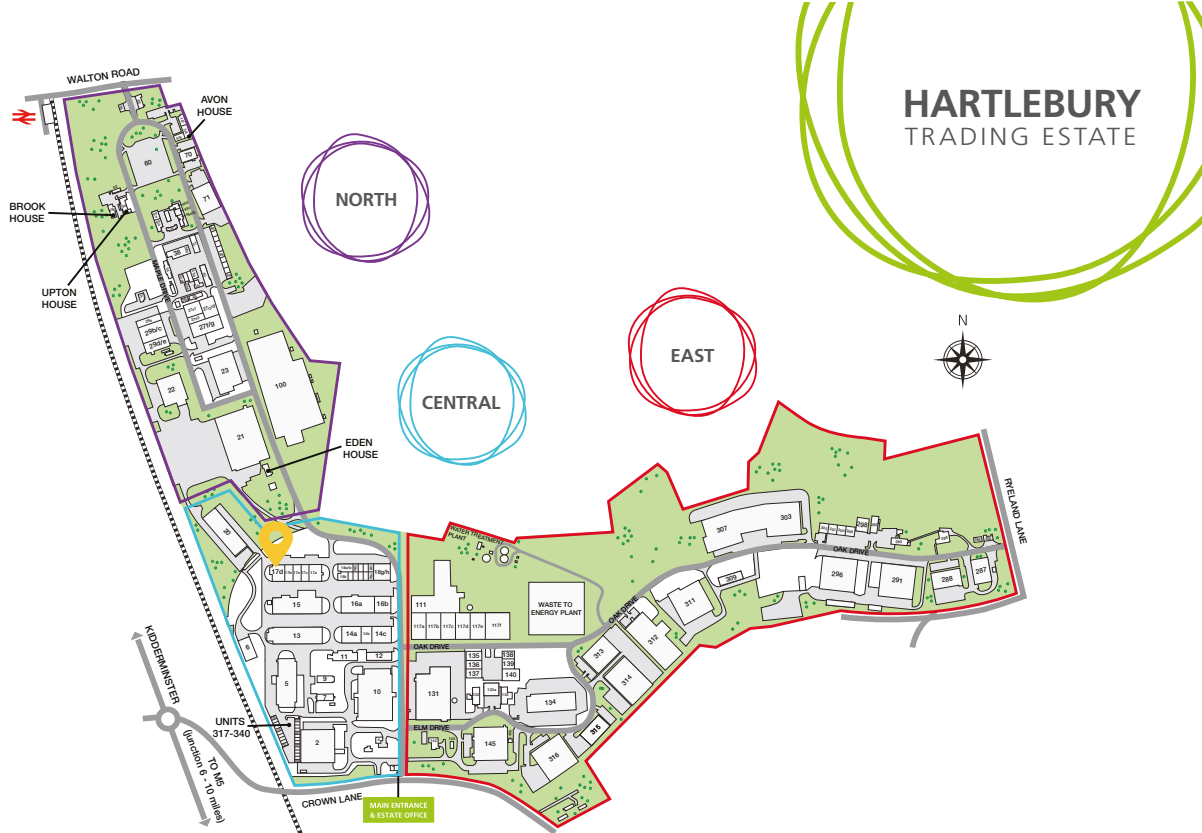
Hartlebury, Worcestershire, DY10 4JB

Leasehold
Industrial/Warehouse Unit

7,994 Sq Ft (738 Sq M)



To Let



HARTLEBURY TRADING ESTATE

Amenities

Minimum Working Height 4.5m

Roller Shutter Doors

Kitchen

Parking/Yard Area

Secure Site

CCTV

Unit 17D, Hartlebury Trading

7,994 Sq Ft (738 Sq M)

Description

Unit 17D provides an end of terrace industrial/warehouse property of light steel frame construction, part clad and part brick/blockwork elevations and a concrete floor. The warehouse provides a minimum working height of 4.5m, LED lighting, painted concrete floor and 2 x roller shutter doors to provide an in and out loading.

Offices are provided with integral kitchen and WCs, with the offices providing lighting and electric heating.

Car parking/yard area is provided to the front and two sides of 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	7,416	689
Offices	527	49
Total	7,944	738

Locations

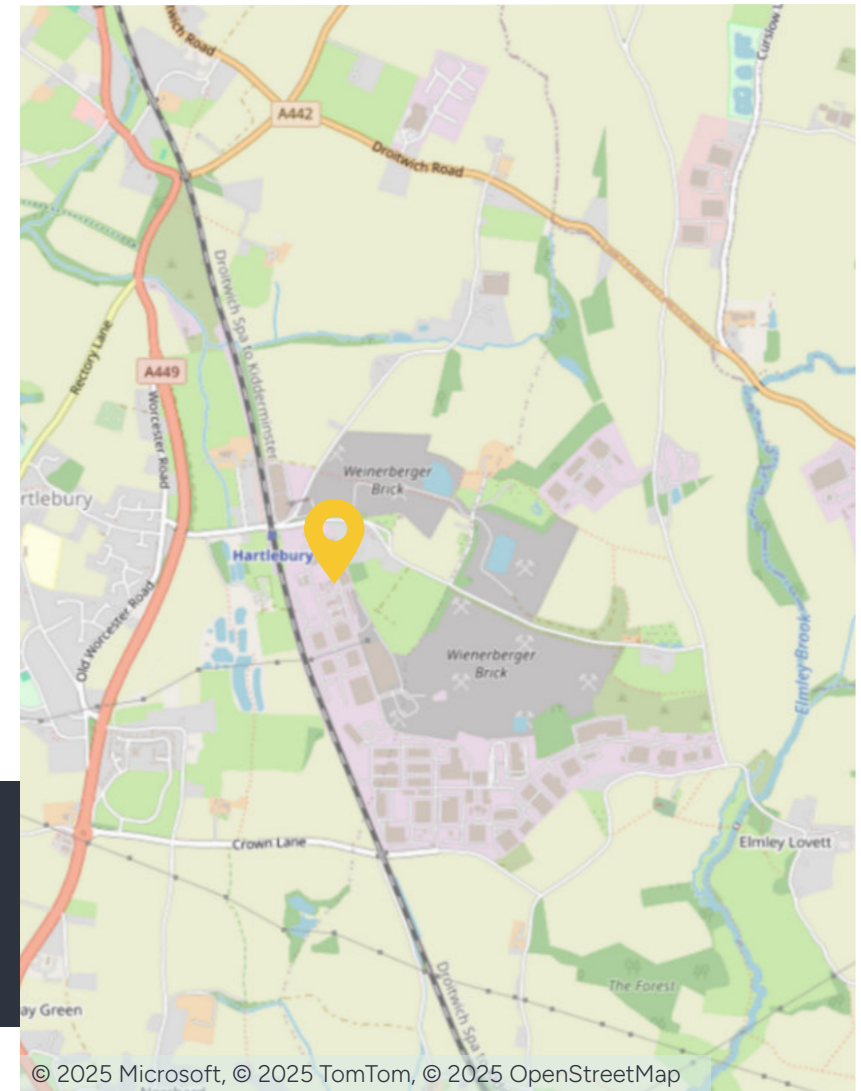
Kidderminster: 7 miles
Worcester: 11.1 miles
Birmingham: 22.7 miles

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 D.

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 May 2026. Photographs dated May 2024.



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