



**HARTLEBURY**  
TRADING ESTATE

DY10 4JB

# UNIT 10 CENTRAL



## 58,138 SQ FT (5,401.04 SQ M)

### INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

- Coming Soon” - To Be Refurbished
- 10 dock doors and 3 level doors on opposite sides
- Clear height 7.4m
- Offices, canteen, showers and toilets
- Flexible lease terms
- CCTV, security guards and on site Estate Office

## 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 approx. 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.

## DESCRIPTION

Unit 10 is constructed in a steel frame and gives a clear working height of 7.4 metres. Loading is provided front and rear with 10 docks at the front and 3 level loading doors at the rear. Offices, canteen, shower and toilet facilities are provided. There is an extensive fenced and gated yard to the rear. The building is prominent and close to the main entrance of the estate.

## TERMS

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

## SERVICES

The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

## LEGAL COSTS

Each party to bear their own.

## VAT

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



## SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas and security. Further details are available from the agents.

## RENT

Quoting rent on application.

## EPC

EPC Rating: D (77)

## RATES

Rateable Value (2017): £142,000

Insertion date 29/8/17. Subject to Contract.

## ACCOMMODATION

Warehouse

54,818 sq ft      5,092.63 sq m

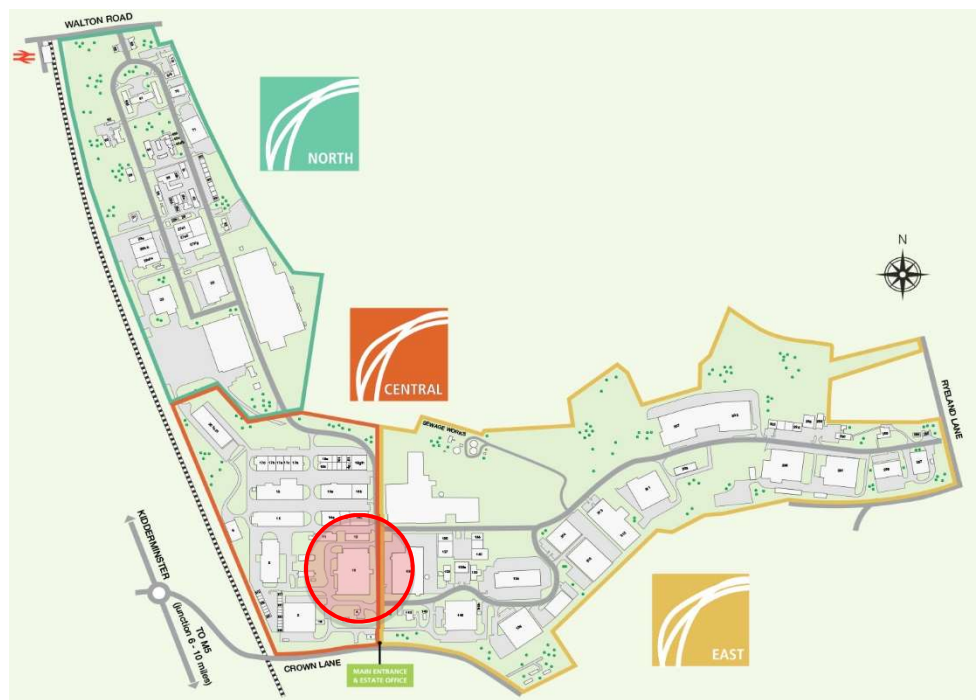
Offices/Canteen etc

3,320 sq ft      308.41 sq m

Total

58,138 sq ft      5,401.04 sq m

All areas are Gross Internal Areas (GIA).



[www.hartleburytradingestate.co.uk](http://www.hartleburytradingestate.co.uk)

## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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