



HARTLEBURY
TRADING ESTATE

DY10 4JB

UNIT 18G/H CENTRAL



10,416 SQ FT (967.65 SQ M)

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

- Includes offices 1,411 sq ft (131.04 sq m)
- 3 roller shutter access doors
- Clear working height of approximately 4.30 metres
- 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

A steel framed unit with recently fitted modern office facilities. Good natural light, a new roof with insulation, three roller shutter doors and male & female toilets.

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: C (67)

RATES

Rateable Value (2017-2018): £39,000

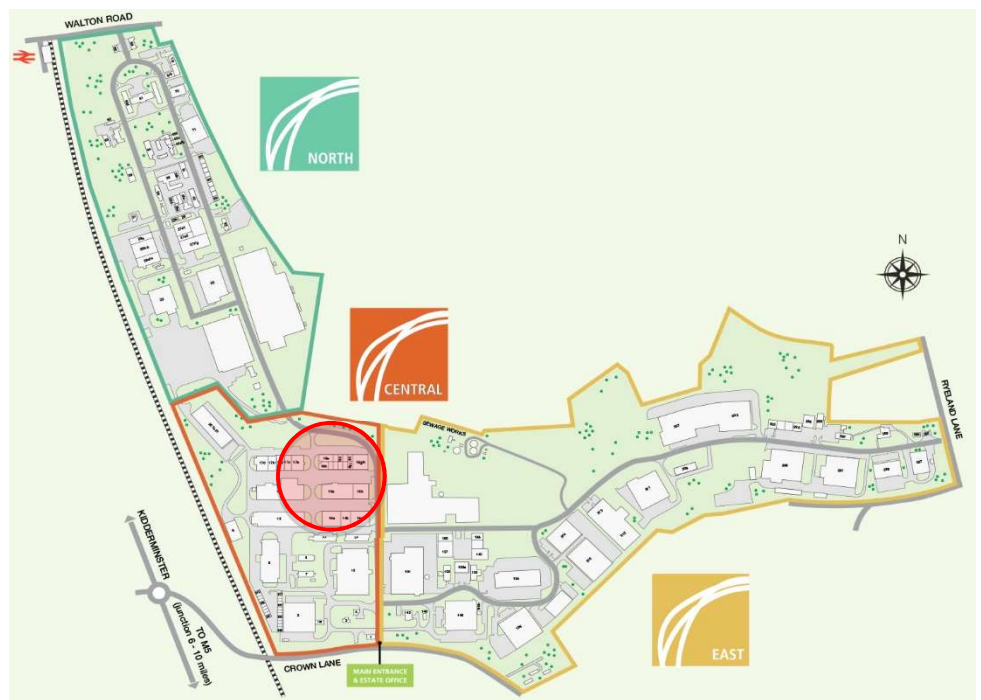
Insertion date 31/10/17. Subject to Contract.

ACCOMMODATION

Total Area

10,416 sq ft 967.65 sq m

All areas are Gross Internal Areas (GIA).



www.hartleburytradingestate.co.uk

HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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