



**HARTLEBURY**  
TRADING ESTATE  
WORCESTERSHIRE | DY10 4JB

**UNIT 286**



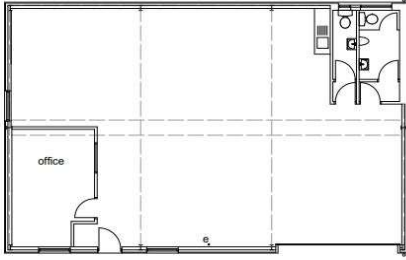
## **TO LET 1,513 SQ FT (140.57 SQ M)** INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE

- Estate wide CCTV, security guards and on site Estate Office
- Unit fully refurbished
- Detached
- Integral office, kitchenette and toilet facilities
- 3 phase electric
- Car parking area and loading forecourt

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



# HARTLEBURY TRADING ESTATE



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.

## UNIT 286

Unit 286 provides a newly refurbished detached warehouse of steel frame construction, part brick/clad elevations and concrete floor. The eaves height is approximately 4m. The property benefits from LED lighting, 3 phase electric, one electric roller shutter door, kitchenette and toilet facilities. The office is open plan and benefits from carpet, lighting and double glazed windows. A gravelled parking area is provided to the front of the unit.

## ACCOMMODATION

Warehouse	1,364 sq ft	126.78 sq m
Office	148 sq ft	13.79 sq m
Total	1,513 sq ft	140.57 sq m

All areas are Gross Internal Areas (GIA)

## 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

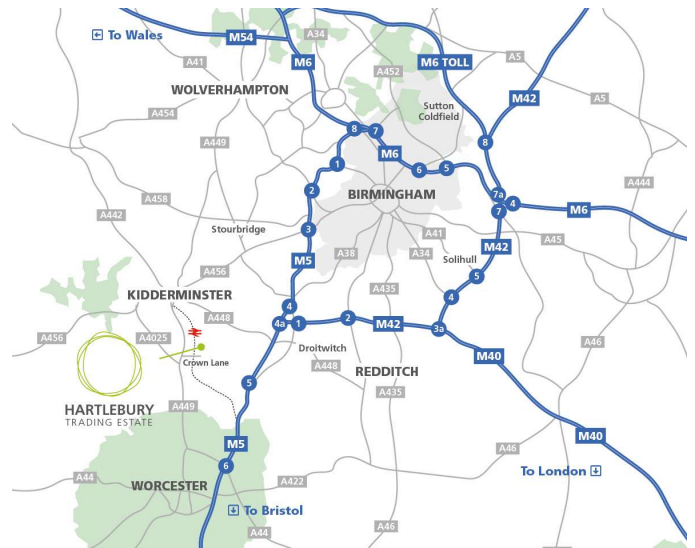
Quoting rent on application.

## EPC

EPC currently under review following refurbishment.

## RATES

Rateable Value (2021): £11,500



Insertion date 17/11/23. Subject to Contract.

## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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