



HARTLEBURY
TRADING ESTATE

DY10 4JB

UNIT 311 EAST



42,735 SQ FT (3,970.15 SQ M)

WAREHOUSE & OFFICE ACCOMMODATION

- Two storey office space with a kitchenette
- Ten roller shutter doors (width 3.70m & height 4.95m approximately)
- Small loading bay to the front
- Large yard area to the rear of the unit
- Small crane in one bay (not tested)
- Extensive parking
- 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 311 is of steel frame construction with block/clad elevations surmounted by a sheeted roof incorporating roof lights. The unit has a solid concrete floor, a working height of approximately 5.6m and fluorescent tube lighting. Accessed by ten roller shutter doors to the front and rear elevations. There is a large yard area to the front and rear. The unit also has two storey office space, WC facilities, kitchenette, ancillary space, a small loading bay and extensive parking to the side. Ancillary office or secure storage is provided in an adjacent small building.

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 (73)

RATES

Rateable Value (2017-2018): £107,000

Insertion date 3/11/17. Subject to Contract.

DESCRIPTION

Warehouse & Ground Floor Offices

41,347 sq ft 3,841.27 sq m

First Floor Offices

519 sq ft 48.147 sq m

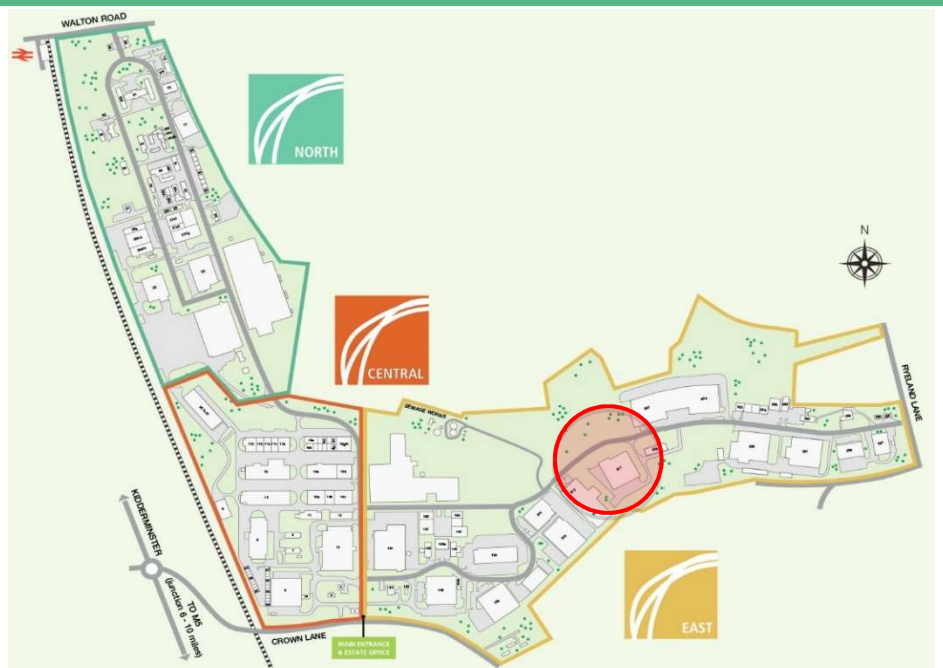
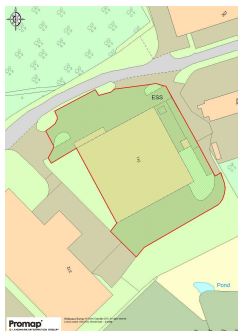
Ancillary Space

337 sq ft 31.28 sq m

Total

42,735 sq ft 3,970.15 sq m

All areas are Gross Internal Areas (GIA).51



www.hartleburytradingestate.co.uk

HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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