



HARTLEBURY
TRADING ESTATE

DY10 4JB

UNIT 329-330 CENTRAL



1,141 SQ FT (106.01 SQ M)

LABORATORY/SHOWROOM/LIGHT
INDUSTRIAL UNIT

- Single roller shutter door
- Glazed offices
- Car parking and forecourt loading
- 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 329-330 is of steel frame construction under a steel sheeted roof and profile steel walls with blockwork internally. Approximately 50% of the unit is laid out for storage/workshop use, the remainder being offices. Access is via a single roller shutter door with another two glazed pedestrian doors. A glazed section provides natural light to the offices.

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 (75)

RATES

Rateable Value (2017-2018): £7,700

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

ACCOMMODATION

Warehouse

574 sq ft 53.34 sq m

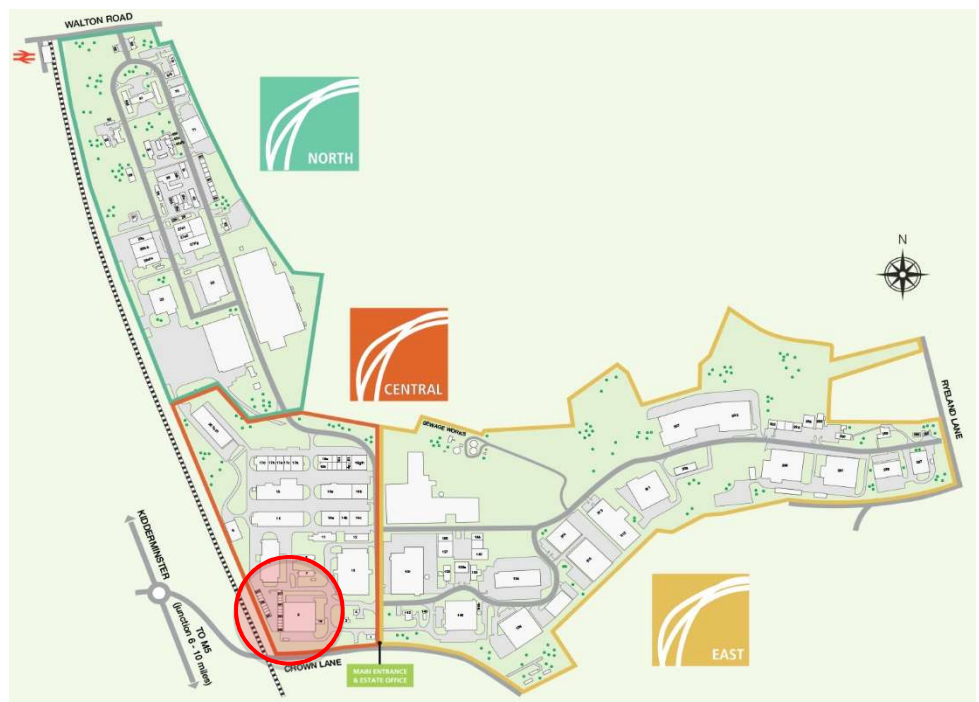
Offices

567 sq ft 52.37sq m

Total

1,141 sq ft 106.01sq 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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