



**HARTLEBURY**  
TRADING ESTATE

DY10 4JB

**UNIT 334**  
**CENTRAL**



**573 SQ FT (53.22 SQ M)**

**SHOWROOM/OFFICE ACCOMMODATION**

- **Converted for showroom/office use**
- **Suspended ceiling, carpets and heating**
- **Use of communal yard and car 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 334 comprises a modern single storey terraced property of steel frame construction and a mono pitched roof, painted block work elevations and a concrete floor. The unit is currently fitted out for showroom/office use, incorporating a suspended ceiling with recessed lights, carpets, kitchenette, WC facilities and heating. Externally, the front elevation is of steel profile cladding incorporating two window walls with roller shutter doors behind. Car parking and a communal yard are located to the front of the property. The estate benefits from 24 hour security, CCTV and an on-site estate management office.

## 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: E (120)

## RATES

Rateable Value (2017-2018): £4,400

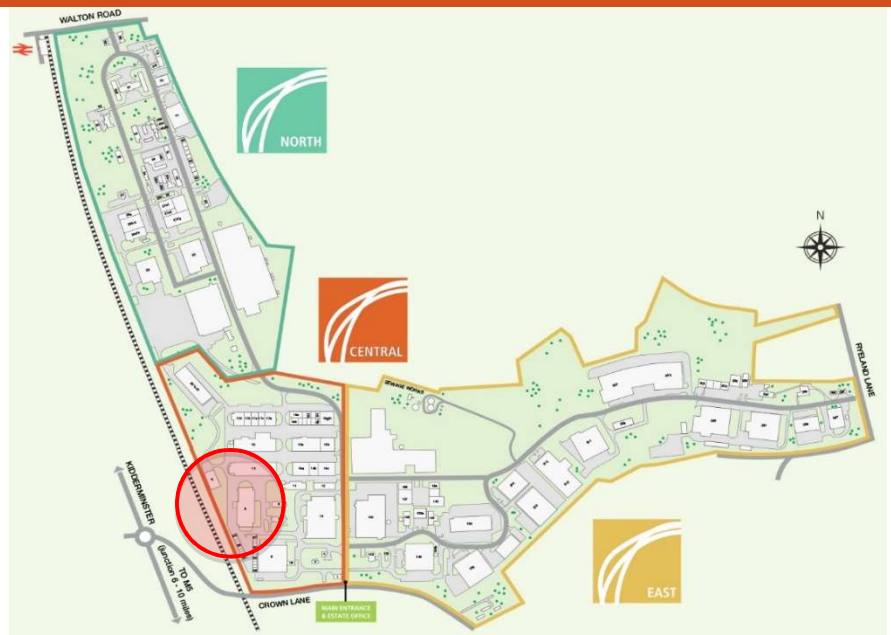
Insertion date 4.9.17. Subject to Contract.

## ACCOMMODATION

Total Area

573sq ft      53.22 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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