



HARTLEBURY
TRADING ESTATE

DY10 4JB

UNIT 85 NORTH



754 SQ FT (70.05 SQ M)

WAREHOUSE & OFFICE ACCOMMODATION

- 4.35m clear height
- Roller shutter door 2.95m wide x 4m high
- Forecourt parking and 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 85 is of steel truss construction with a pitched tiled roof, incorporating fluorescent strip lights. The elevations are blockwork. The clear height is approximately 4.35m. There is one roller shutter door measuring 2.95m wide x 4m high. Externally the property has a tarmac surfaced forecourt loading area.

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 (110)

RATES

Rateable Value (2010): £4,800

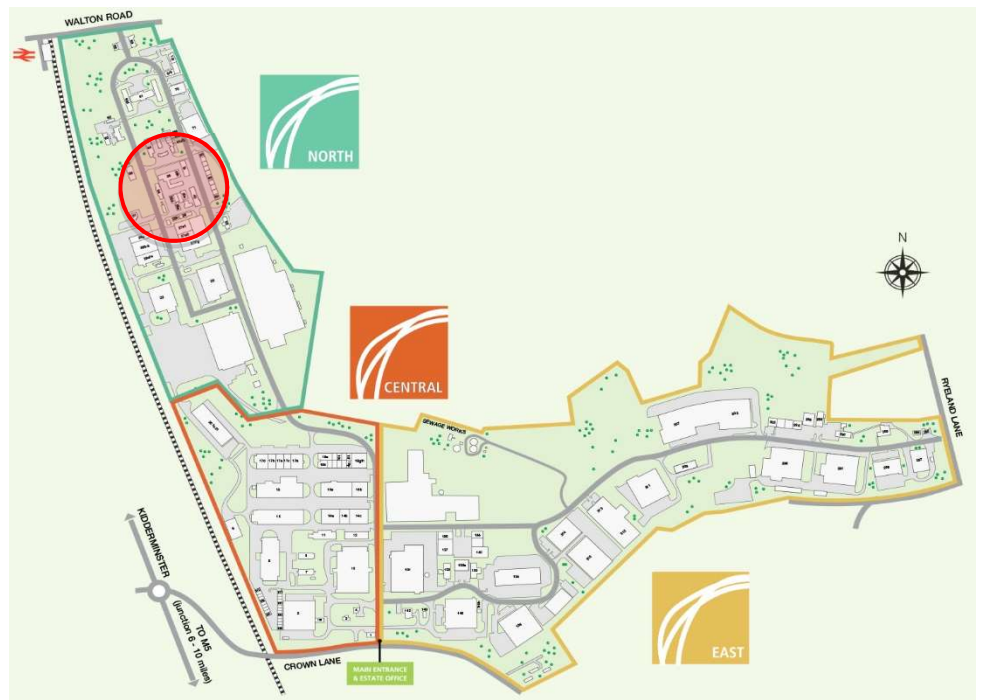
Insertion date 31/3/16. Subject to Contract.

DESCRIPTION

Total Area

754 sq ft 70.05 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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