



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

**UPTON HOUSE**

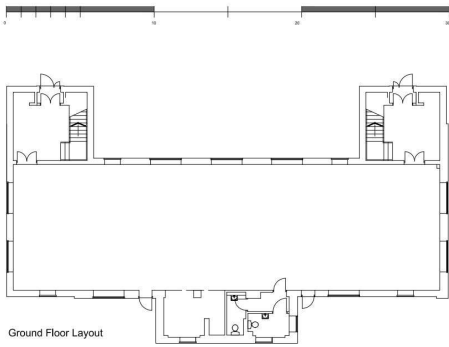


**TO LET 5,726 SQ FT (531.95 SQ M)**

**TWO STOREY OFFICE ACCOMMODATION**

- CCTV, security guards and on site Estate Office
- Carpeted throughout
- Open plan offices
- WC facilities
- Car parking area
- Potential to split

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



Ground Floor Layout



# 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.

## UPTON HOUSE

The property provides a two storey detached office building comprising open plan offices and toilet facilities. The office space has LED lighting and is carpeted throughout. Externally the property benefits from ample on site parking.

## ACCOMMODATION

Ground Floor	3,088 sq ft	286.88 sq m
First Floor	2,638 sq ft	245.07 sq m
Total	5,726 sq ft	531.95 sq m

All areas are Net Internal Areas (NIA)

## 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.

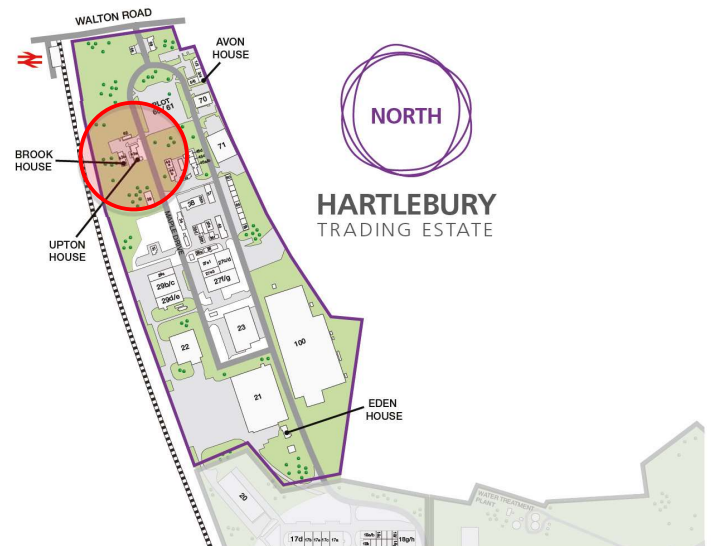
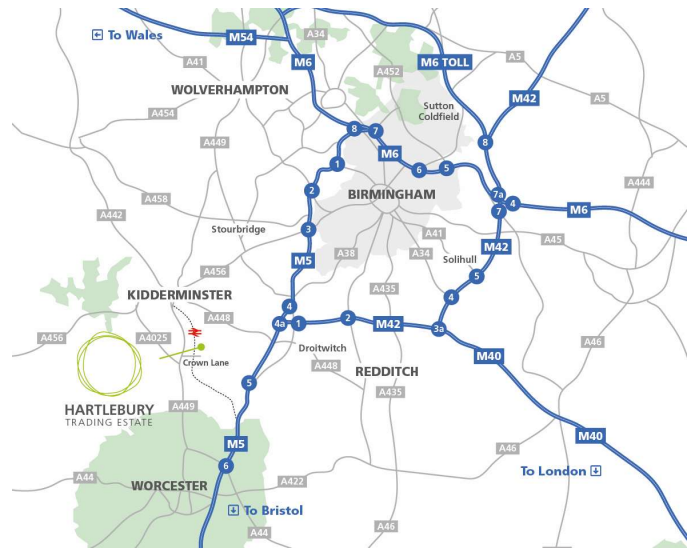
## EPC

EPC Rating: C

## RATES

Rateable Value (2023): £37,750

Insertion date 27/7/22. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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