



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

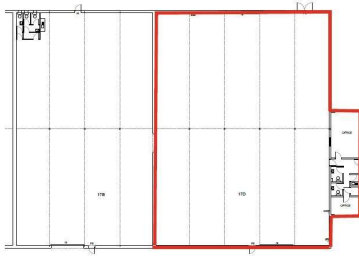
UNIT 17D



TO LET 7,994 SQ FT (738 SQ M) INDUSTRIAL/WAREHOUSE ACCOMMODATION

- 2 x roller shutter access providing “in and out” access
- 4.5m minimum working height
- Offices and toilet accommodation
- Car parking/loading area
- CCTV, ANPR, onsite security guards and Estate Office provision

www.hartleburytradingestate.co.uk



17BD

UNIT 17D

Unit 17D provides an end of terrace industrial/warehouse property of light steel frame construction, part clad and part brick/blockwork elevations and a concrete floor. The warehouse provides a minimum working height of 4.5m, LED lighting, painted concrete floor and 2 x roller shutter doors to provide an in and out loading. Offices are provided with integral kitchen and WCs, with the offices providing lighting and electric heating. Car parking/yard area is provided to the front and two sides of the property.

ACCOMMODATION

17D Warehouse	7,416 sq ft	689 sq m
Offices	527 sq ft	49 sq m
Total	7,944 sq ft	738 sq m

All areas are Gross Internal Areas (GIA)

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: D

RATES

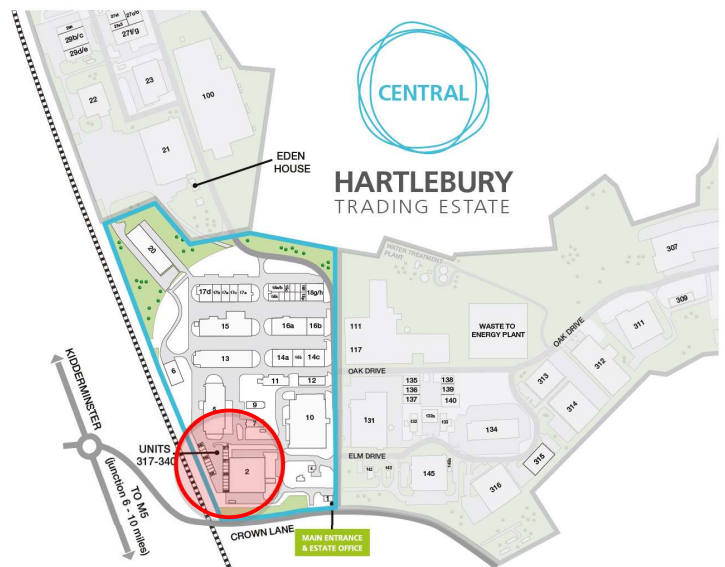
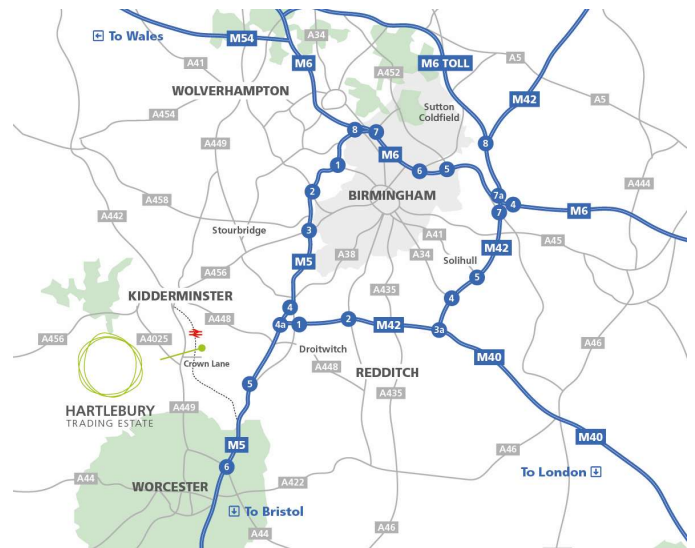
To be re-assessed upon occupation.

Insertion date 1/5/2024. Subject to Contract.



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.



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

IMPORTANT NOTICE. Harris Lamb Limited Conditions under which Particulars are issued. Messrs. Harris Lamb Limited for themselves, for agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited. Designed & produced by www.kubiakcreative.com

hartleburytradingestate.co.uk

Neil Slade
neil.slade@harrislamb.com

Charles D'Auncey
charles.dauncey@harrislamb.com

Mike Price
mike.price@fisherman.co.uk

Lauren Allcoat
lauren.allcoat@fisherman.co.uk

