



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

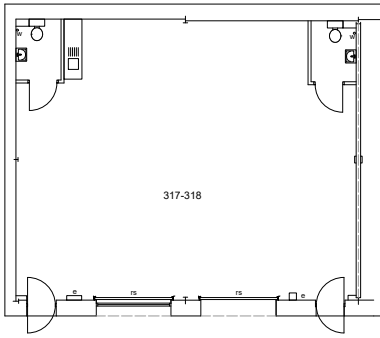
**UNIT 317/318**



## **TO LET 1,150 SQFT (106.89 SQM)**

### SHOWROOM / OFFICE ACCOMMODATION

- Open plan Showroom / Office with toilet
- Onsite car parking
- Roller shutter door
- CCTV, ANPR, onsite security guards and Estate Office provision



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.

### UNIT 317 - 318

Unit 317 - 318 is a modern end-terrace double unit constructed by way of a steel portal frame under a steel sheeted roof and profile steel walls with internal blockwork. The unit provides an open plan layout with two disabled WC's, kitchenette and a working height of 2.6m to the suspended ceiling. The unit can be accessed via both a pedestrian door and roller shutter which has a width of 2.5m and height of 3m. Externally there is parking to the front of the unit and the ability to load and unload from the front.

### ACCOMMODATION

Warehouse 1,150 sq ft 106.89 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.

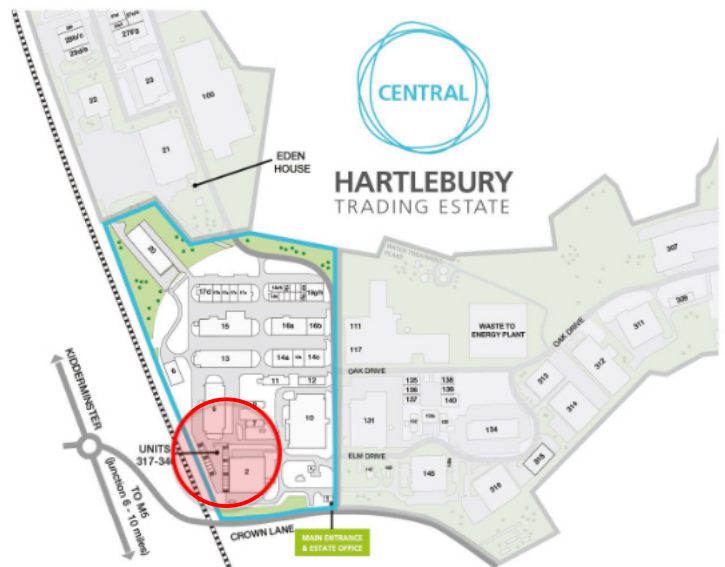
### EPC

EPC Rating: D

### RATES

Rateable Value (2024): £9,400

Insertion date 16/9/24. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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