



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

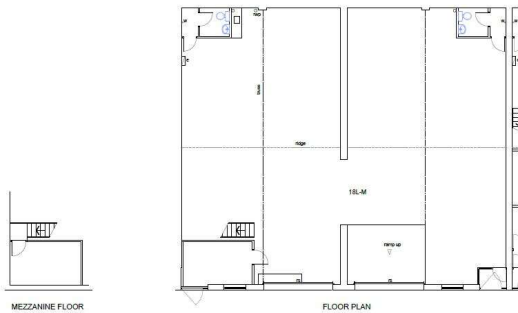
**UNIT 18L/M**



## TO LET 2,826 SQ FT (162.54 SQ M) INDUSTRIAL/WAREHOUSE UNIT

- To be fully refurbished
- Mid terrace double warehouse with office
- Two roller shutter doors
- Car parking and forecourt loading
- Unit 18N is also available providing a further 1,661 sq ft
- CCTV, security guards and on site Estate Office

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



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 18L/M

Unit 18L & M provides a mid terrace double industrial/warehouse property of steel frame construction under a steel sheeted roof and part block/brick and profile clad elevations. The unit provides an open plan layout with painted concrete floor, LED lighting and has a clear working height of 4.5m. The unit can be accessed via both pedestrian doors and two electric roller shutters with widths of 3.8m and heights of 4.42m. The unit also provides a small carpeted office to the left hand side, along with WCs located at the rear. Externally there is parking to the front of the units and the ability to load and unload from the front. Unit 18N is also available providing a further 1,661 sq ft.

### ACCOMMODATION

Total 2,826 sq ft 162.54 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.

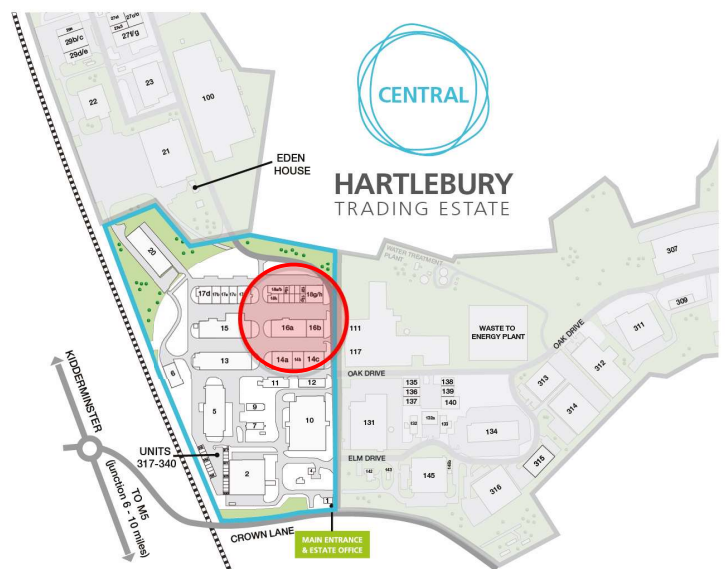
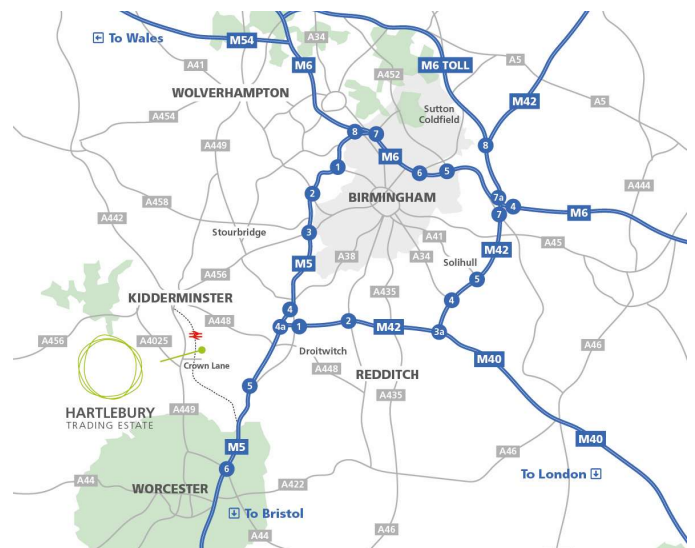
### EPC

EPC Rating: Rating to be confirmed.

### RATES

Rateable Value (2023): £23,250 – currently assessed with Unit 18N. Rates may need to be reassessed upon occupation, depending on configuration.

Insertion date 12/12/24. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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