

# TO LET

**UNITS 23A-E HARTLEBURY TRADING ESTATE**  
HARTLEBURY, WORCESTERSHIRE DY10 4JB



## **5 NEW HIGH QUALITY INDUSTRIAL UNITS WITH OFFICE/ANCILLARY ACCOMMODATION**

**3,025 - 32,486 sq ft (281 - 3,018 sq m)** (Approx. Total Gross Internal Area)

- New high quality warehouse/industrial units
- Prominent position on the main estate road
- Car parking areas
- Good transport links to the M5 and M42

**AVAILABLE FOR OCCUPATION FROM 1ST JANUARY 2027**

## LOCATION

Worcestershire's largest trading estate in a parkland environment with easy access to the motorway network. Hartlebury Trading Estate is recognised as the premier trading destination in the Worcestershire area, with good communication links allowing easy access to the national motorway network via the M5 and M42. The Estate is directly off the A449 dual carriageway, approximately 10 miles north of J6 of the M5 motorway and 5 miles south of Kidderminster centre.

## ACCOMMODATION

	SQ M	SQ FT
Unit 23A	1,334	14,359
Unit 23B	562	6,049
Unit 23C	560	6,028
Unit 23D	281	3,025
Unit 23E	281	3,025
<b>TOTAL</b> Approx. Gross Internal Area	<b>3,018</b>	<b>32,486</b>

## DESCRIPTION

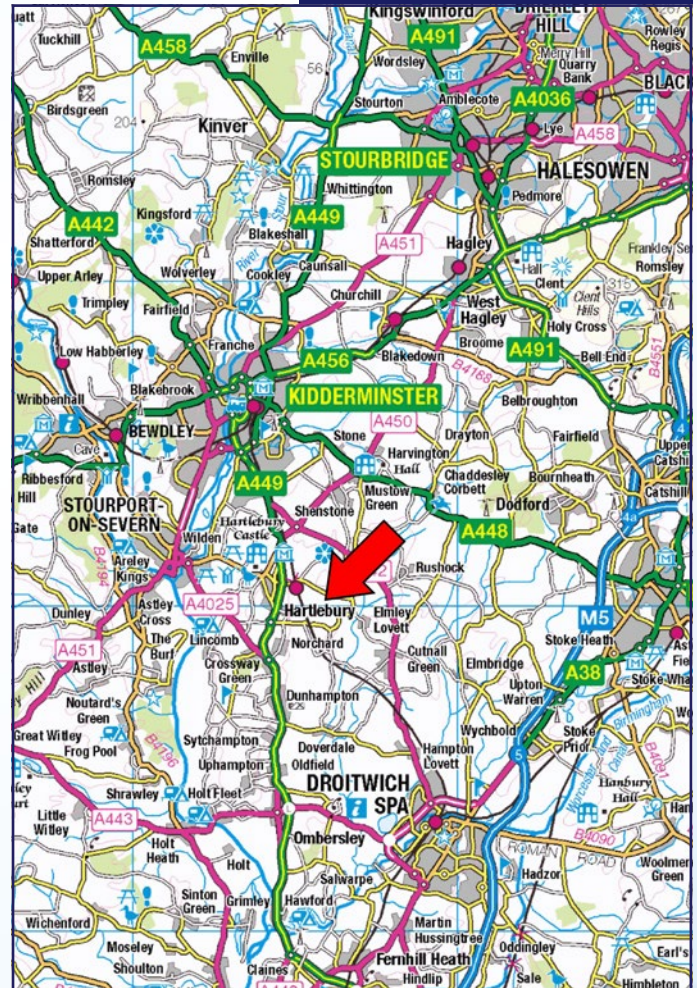
Units 23A-E at Hartlebury Trading Estate East consists of 5 new build units with Ancillary/Office accommodation ranging from 3,025 sq ft to 32,486 sq ft. The units occupy a prominent position on the main estate road and each unit benefits from loading provision and car Parking.

## SPECIFICATION

- Clear working height of 5.38m
- Level access doors to each unit 4.3m (h) x 3.6m (w)
- Floor loading capacity 35kN2
- Ancillary/office accommodation
- Security lighting
- Loading apron and on-site parking
- Secure business park environment with on-site security
- Opportunities to combine units



**POSTCODE: DY10 4JB**



## TERMS

The subject properties are available on a new full repairing and insuring lease on terms to be agreed from 1st January 2027.

## QUOTING RENT

On application.

## BUSINESS RATES

Rateable Value (2026) – To be reassessed

## EPC

EPC Ratings to be confirmed

## SERVICES

It is understood that the units benefit from 3 phase electricity and water. Applicants are advised to make their own enquiries of the relevant utility companies.



## LEGAL COSTS

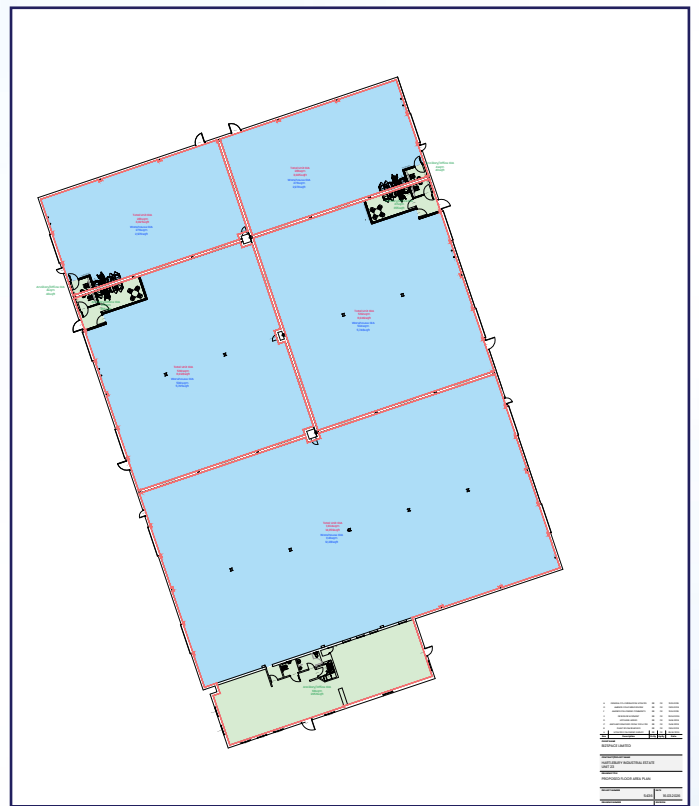
Each party to bear their own legal costs incurred in any transaction.

## VAT

All prices quoted are exclusive of VAT, which may be chargeable.

## MONEY LAUNDERING

The Anti money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.



**VIEWING** Strictly via the joint agents

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**SUBJECT TO CONTRACT** Ref: TBC Date: 07/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint 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 the 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.