



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

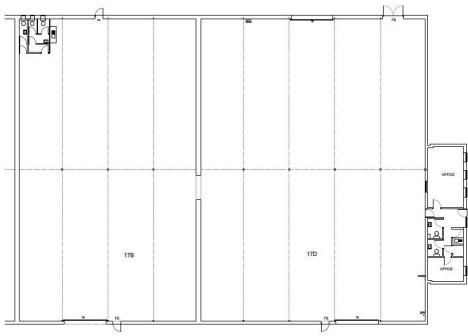
**UNIT 17B/D**



## **TO LET 5,848 - 13,789 SQ FT (543 - 1,281 SQ M)** INDUSTRIAL/WAREHOUSE ACCOMMODATION

- 3 x roller shutter access providing “in and out” access
- 4.5m minimum working height
- Offices and toilet accommodation
- Car parking/loading area
- Units can be taken either as a whole or split
- CCTV, ANPR, onsite security guards and Estate Office provision

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




# 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.

## UNIT 17B/D

Unit 17B/D 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 4.6m, LED lighting, workshop WCs, painted concrete floor and 3 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

17B Warehouse	5,845 sq ft	543 sq m
17D Warehouse	7,416 sq ft	689 sq m
Offices	527 sq ft	49 sq m
Total	7,944 sq ft	738 sq m
Overall Total	13,789 sq ft	1,281 sq m

The units can be taken either as a whole or split.

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.

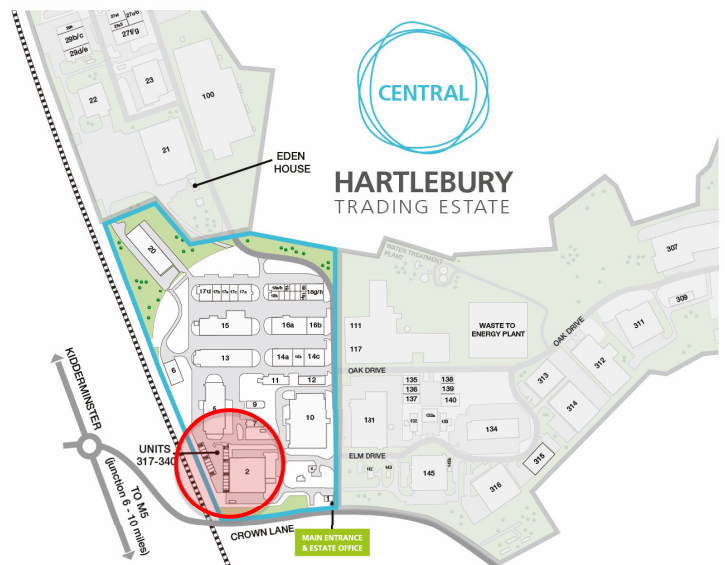
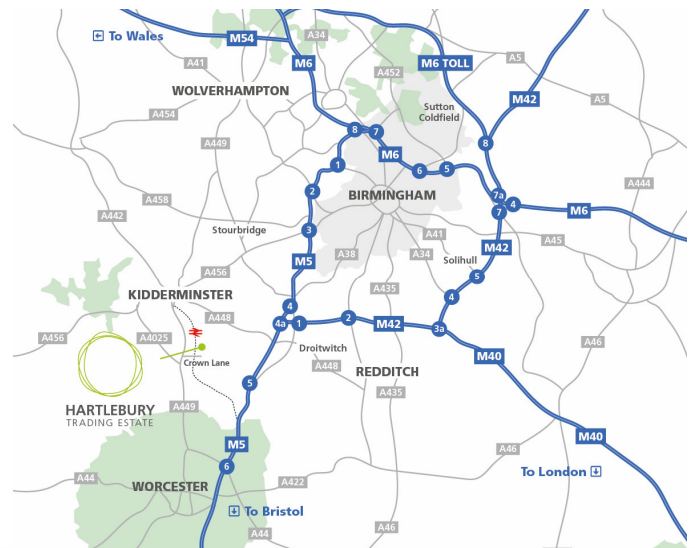
## EPC

EPC Rating: D

## RATES

Rateable Value (2023): £53,500

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



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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