



TO LET

INDUSTRIAL WAREHOUSE UNIT WITH OFFICES

Unit 299 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



3,882 sqft

(360 sqm) Approx. Gross Internal Area

3 PHASE ELECTRIC

4.5M – 6M EAVES HEIGHT

PARKING FOR APPROXIMATELY 18 VEHICLES





LOCATION

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.

DESCRIPTION

Unit 299 comprises an end terrace warehouse with office. The warehouse is steel portal framed with part brick and part clad elevations under a mono pitched roof with translucent roof lights. The warehouse comprises concrete floor, LED lighting, electric roller shutter door 3.48m (w) x 4m (h), stud partitioned storeroom and 3 phase electric. The eaves height is 4.5m to the lowest point and 6m to the highest. The office benefits from suspended ceiling, double glazing, electric heating and lighting. Male and female toilets are provided within the warehouse.

Externally there is a loading apron as well as parking for approximately 18 vehicles.

ACCOMMODATION

	SQM	SQFT
TOTAL GIA	360	3,882

AVAILABILITY & RENTAL

The subject property is available on a new full repairing and insuring lease on terms to be agreed. Quoting rent £12.00 per sqft, per annum, exclusive.

EPC:

EPC Rating C (61)





BUSINESS RATES

Rateable Value (2026) £36,750

VAT

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

MONEY LAUNDERING

The 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 by way of the sole joint letting agents:

Harris Lamb



Contact: Neil Slade
Email: neil.slade@harrislamb.com
07766 470 384

Lauren Allcoat-Hatton
lauren.allcoat-hatton@harrislamb.com
07586 632 441

OR FISHER GERMAN

Date: May 2026

SUBJECT TO CONTRACT







