

# TO LET

Industrial/Warehouse Accommodation  
33,223 Sq Ft (3,086 Sq M)

**Unit 23, Hartlebury Trading Estate,**  
Hartlebury, DY10 4JB



# UNIT 23, HARTLEBURY TRADING ESTATE



**Unit 23, Hartlebury Trading Estate,  
Hartlebury, DY10 4JB**



## Industrial/warehouse accommodation.

- 33,223 sq ft (3,086 sq m)
- 10 electric roller shutter doors
- 5 bays
- LED lighting
- 3 phase electricity
- Concrete floor
- Ancillary partitioned offices with WC and kitchenette
- Car parking/yard area



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## Approximate Travel Distances



### Locations

- Kidderminster - 6.9 miles
- Worcester - 10.9 miles
- Birmingham - 22.6 miles

## 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 23 provides a detached industrial/warehouse property of light steel frame construction with cladded elevations and a concrete floor. The property is lit by LED lighting, has 3 Phase electricity, 10 roller shutter doors, ancillary offices, WC and kitchen facilities. Car parking, yard and loading areas are provided to the front and rear of the property. The estate benefits from 24 hour security, CCTV and an on-site estate management office.



### Nearest Station

- Hartlebury - 0.8 miles



### Nearest Airport

- Birmingham Int - 31 miles

## Accommodation

Description	Sq M	Sq Ft
Industrial/Warehouse	3,086	33,223

## Rent

On application.

## Tenure

The property is currently held on an existing lease. Further details on request.

A new lease may possibly be available directly from the landlord, subject to satisfactory terms being agreed.

## Business Rates

Rateable Value (2017) £107,000  
2022/2023 Rates Payable 51.2p in the £.

## 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 be responsible for their own legal costs incurred in this transaction.

## Insurance

The landlord insures the property and recovers the cost from the tenant.

## 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.

## EPC

Energy Performance Rating C.

## Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## References/Deposit

The successful tenant will need to provide satisfactory references for approval.

## VAT

VAT is chargeable in respect of this transaction.

## Viewings

By prior arrangement with ourselves or our joint agents 3PLRE - Andrew 07824 599 272



### Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.  
Particulars dated December 2022  
Photographs dated December 2022.

