

To Let

GJS | Dillon

The Commercial Property Consultants



Building 314 Hartlebury Trading Estate, Kidderminster DY10 4JB

Fully Fitted Warehouse – Ready to Occupy Immediately

- 43,967 sq ft (4,085 sq m)
- Large warehouse with 8m to underside of haunch
- Substantial power supply available via three phase electric
- Three level access doors leading to large rear yard – 30m depth
- Fully fitted, open plan offices and welfare areas
- CCTV, security guards and on-site Estate Office

Viewing and further information: call us on **01905 676169**

www.GJSDillon.co.uk

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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

The property comprises a modern warehouse/ manufacturing building incorporating good quality two storey offices with kitchen and breakout areas.



Ground Floor Offices	4,497 sq ft	417 sq m
First Floor Offices	3,423 sq ft	318 sq m
Warehouse	36,047 sq ft	3,349 sq m
Total	43,967 sq ft	4,085 sq m

Guide Rental **£7.75 per sq ft**
£340,589.25

Externally there is a large rear yard area which benefits from 30m depth. To the front of the building is a substantial car parking area.

Tenure

The property is available on a new business lease for a term of years to be agreed.

Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas and security. Further details are available.

Energy Performance Certificate (EPC)

The property has an energy performance rating of B.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.



Rating Assessment

Rateable Value – £208,000

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
Call: 01905 67 61 69

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