



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

UNIT 84



TO LET 716 SQ FT (66.6 SQ M) INDUSTRIAL/WAREHOUSE UNIT

- CCTV, security guards and on site Estate Office
- Roller shutter access
- 4.3m clear height
- 3 phase electricity
- Car parking and loading forecourt

www.hartleburytradingestate.co.uk



HARTLEBURY TRADING ESTATE

FLOOR PLAN 8(W) X 6(H)cm

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 84

Unit 84 provides a single storey terraced industrial/warehouse property of light steel frame construction, part brick/blockwork elevations and a concrete floor. The eaves height is approximately 4.3m. The property is lit by fluorescent strip lighting and also includes a roller shutter door and toilet facility. Car parking/loading area is provided to the front of the property. The estate benefits from 24 hour security, CCTV and an on site estate management office.

ACCOMMODATION

Warehouse 716 sq ft 66.6 sq m

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.

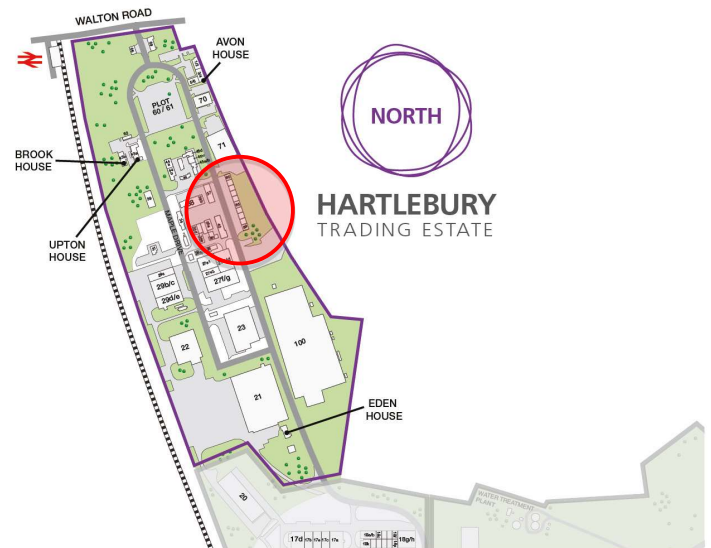
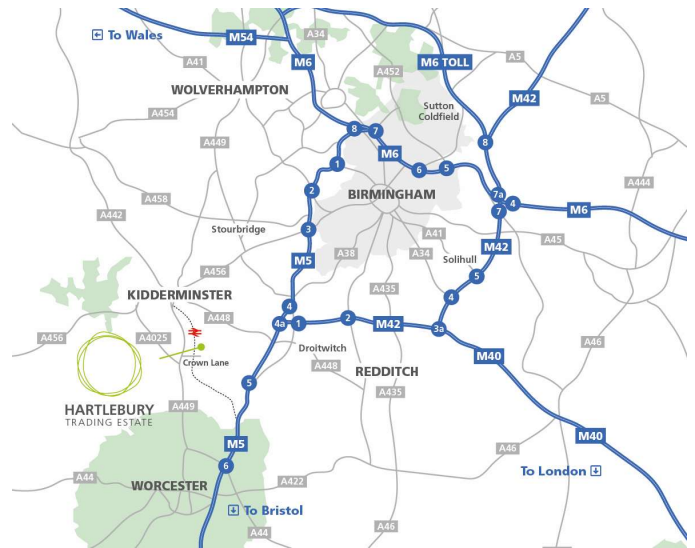
EPC

EPC Rating: D

RATES

Rateable Value (2017): £4,000

Insertion date 27/7/22. Subject to Contract.



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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