



HARTLEBURY
TRADING ESTATE

UNIT 13

WORCESTERSHIRE DY10 4JB

TO LET 30,916 SQ FT (2,872) APPROX GIA Refurbished Industrial Warehouse Unit

- Extensively Refurbished Warehouse with HQ Offices
- 360 Circulation/ Multiple Doors and Good Parking
- Excellent Estate Security Provisions



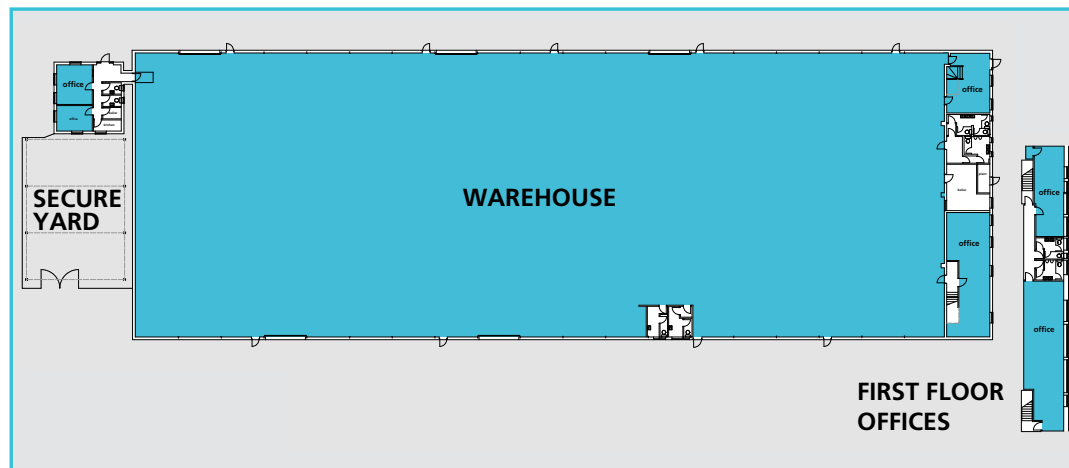
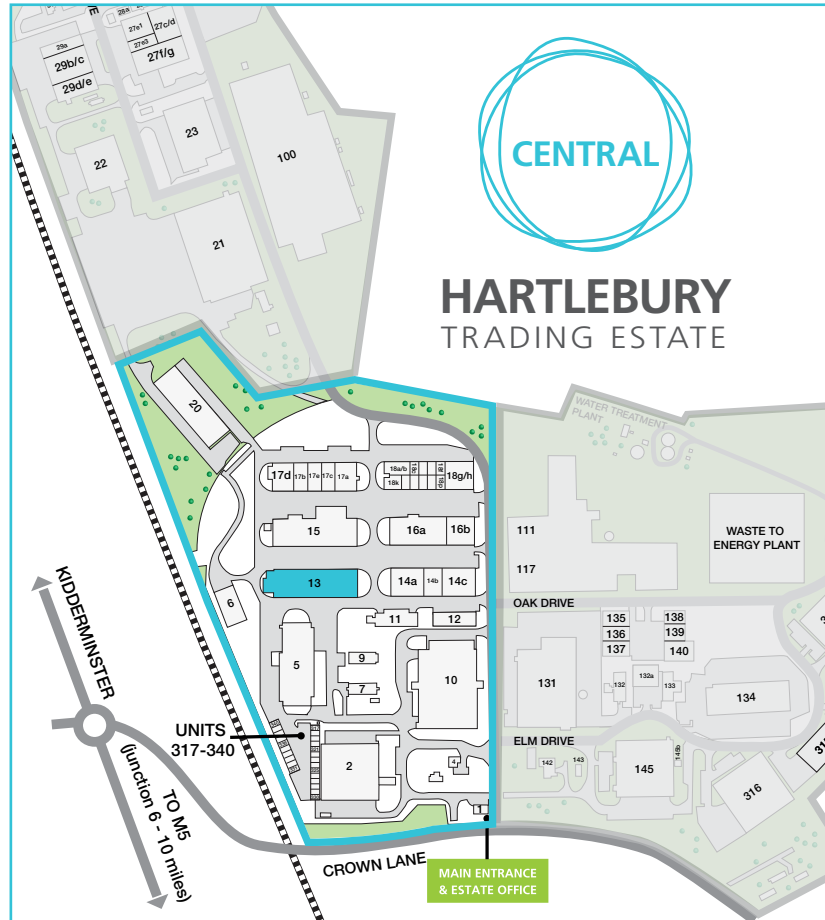
CENTRAL HARTLEBURY

Description

The property provides a modern, fully refurbished warehouse premises on an established industrial estate with onsite parking and yard.

The unit is detached with steel truss roof and new cladding and further benefits from:

- 5 new electric roller shutter doors (4.2m w x 4.5m h)
- New roof lights
- 5.5m eaves (4.5m minimum working height)
- Painted concrete floor
- New PIR LED lighting
- Parking and 360 circulation/ yard area
- Warehouse toilet provision
- Fully refurbished GF/FF offices with canteen and toilets
- Fenced and gated compound under loading canopy to gable end



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Accommodation

Warehouse Area	27,552.6 sq.ft	2,559.7 sq.m
GF/FF Offices	2,813.7 sq.ft	261.4 sq.m
Ancillary Offices	550.0 sq.ft	51.1 sq.m
Total GIA	30,916.3 sq.ft	2,872.2 sq.m

EPC

EPC Rating: B (32).

Tenure

The premises are available by way of a new fully repairing and insuring lease for a term to be agreed.

Rental

On application from the agents.

Business Rates

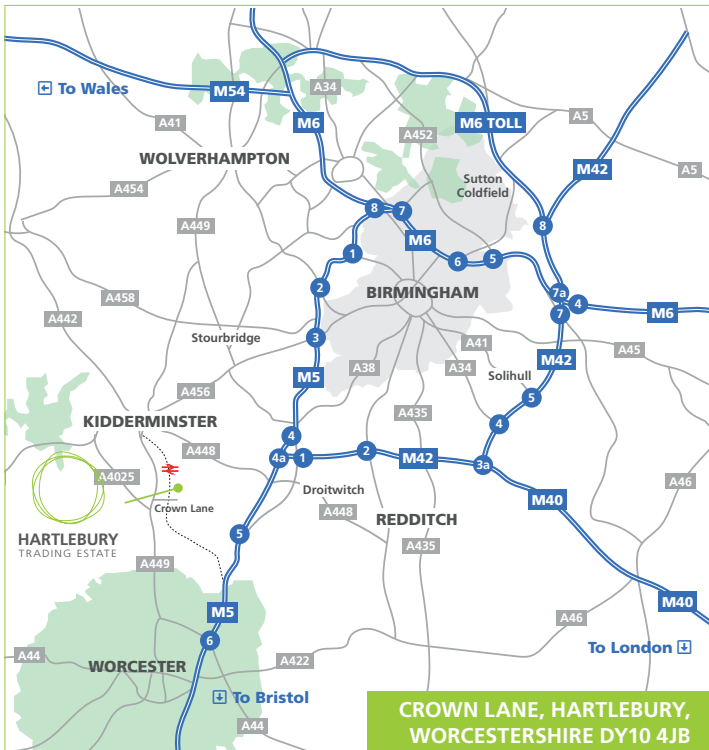
Rateable Value (April 2023) £135,000





WORCESTERSHIRE'S LARGEST TRADING ESTATE IN A PARKLAND ENVIRONMENT WITH EASY ACCESS TO THE MOTORWAY NETWORK

Hartlebury Trading Estate is recognised as the premier trading destination in the Worcestershire area, with good communication links allowing easy access to the national motorway network via the M5 and M42. The Estate is directly off the A449 dual carriageway, approximately 10 miles north of J6 of the M5 motorway and 5 miles south of Kidderminster town centre.



Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their 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 the transaction.

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.

Viewings

Please contact the joint sole agents:

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Destination	Distance	Time
Worcester	11m	23mins
Kidderminster	7m	15mins
Birmingham	27m	48mins
London	132m	2hr 48mins
Bristol	73m	1hr 23mins
M5 J6	11m	18mins
M5 J5	7m	18mins
M42	11.5m	20mins
M6	25m	41mins

Misrepresentation Act 1967 IMPORTANT. These particulars do not form part of any contract. Neither Agents, are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. March 2023

Designed and Produced by www.kubiakcreative.com 235504 03-23

hartleburytradingestate.co.uk