



EAST

**HARTLEBURY**  
TRADING ESTATE

**HARTLEBURY 45**

WORCESTERSHIRE DY10 4JB

**TO LET** 44,552 SQ FT (4,139 SQ M) APPROX  
New Manufacturing/Distribution Warehouse with Offices



**Speculative Build - Ready for Occupation Q2 2024**



# EAST HARTLEBURY

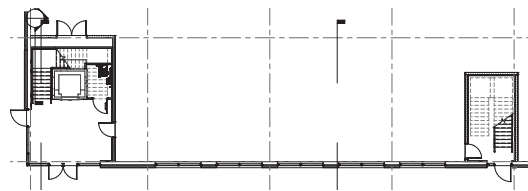
## Specification

The property is to be speculatively built for completion Q2 2024 and will broadly provide for:

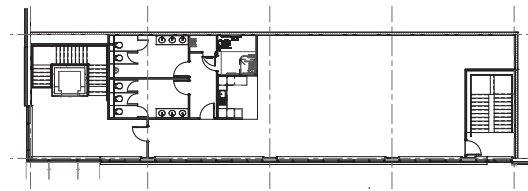
- 44,552 sq ft of warehouse and GF / FF offices
- A single storey portal framed building with integral first floor office
- Maximum floor loading of 50kN/m<sup>2</sup>
- Fitted office accommodation including raised access floors, suspended ceilings, recessed lighting, carpeting and electric VRF / VRV heating/cooling system
- Clear warehouse internal height of 10m
- 2 dock and 2 level access doors
- 50m depth yard
- 61 car parking spaces
- Security lighting
- Fitted EV Points
- PV panels to roof
- High power availability to site



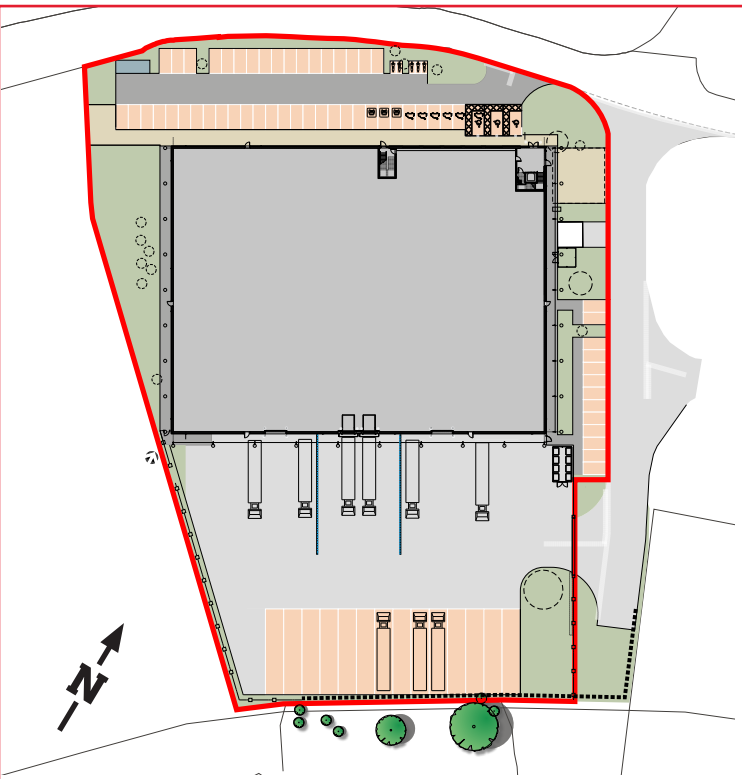
**TOTAL: 44,552 SQ FT**  
(4,139 sq m) approx



Ground Floor Office Plan



First Floor Office Plan



North Elevation



West Elevation



South Elevation



East Elevation



# HARTLEBURY 45

**Proposed warehouse and office**

Warehouse	41,237 sq.ft	(3,831 sq.m) GIA
GF Office Core	591 sq.ft	(55 sq.m) GIA
First Floor Offices	2,724 sq.ft	(253 sq.m) GIA
<b>Total</b>	<b>44,552 sq.ft</b>	<b>(4,139 sq.m) GIA</b>

- 2 dock doors, 2 level access doors
- 61 car parking spaces
- 50m depth yard
- 14 trailer parking spaces

**Sustainability**

Expected EPC A Rating and Targeted BREEAM 'Very Good'.

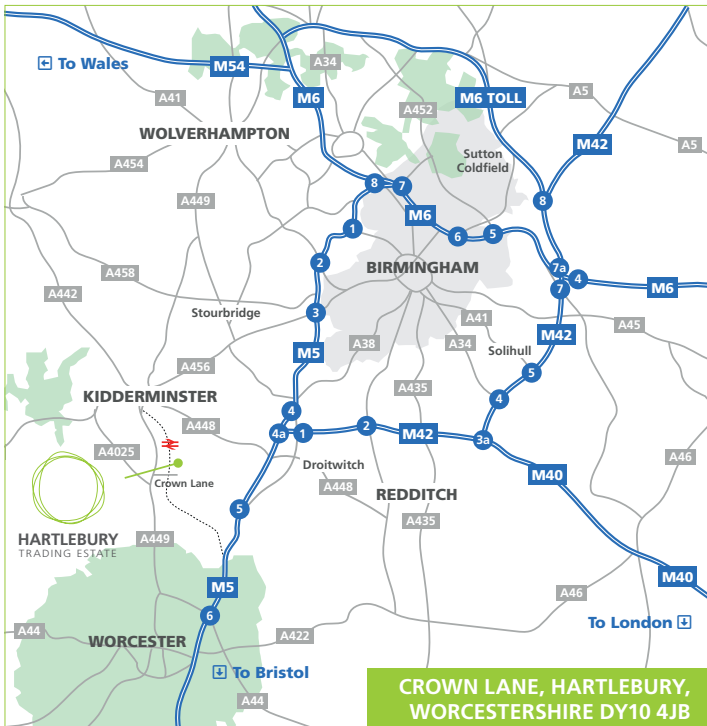
**Estate occupiers include:**

DPD	Worcestershire County Council
FedEx	AVL UK Ltd
Forest Garden	Concept Furniture
Arctic Spas	EDM
Daymark	Monosol AF Ltd





Indicative computer generated image



### Services

The building will offer all mains services to the site including gas, electricity and water, with the ability to provide a high power supply subject to occupier demands and availability.

### Planning

The development is able to provide units for uses falling within use classes E(g) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

### Tenure

The building is available on a new full repairing and insuring lease on terms to be agreed.

### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

### Viewings

Please contact the joint sole agents:

**harrislamb**  
PROPERTY CONSULTANCY  
**0121 455 9455**  
**01905 22666**  
www.harrislamb.com

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## 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.

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

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[hartleburytradingestate.co.uk](http://hartleburytradingestate.co.uk)