

HARTLEBURY

TRADING ESTATE, WORCESTERSHIRE



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NEW MANUFACTURING / DISTRIBUTION WAREHOUSE AND OFFICES
PLANNING CONSENT IN PLACE AND HIGH POWER AVAILABILITY TO SITE
TO LET - 30,000 SQFT (2,787 SQM) APPROX



HARTLEBURY 30

Planning consent is in place to deliver a fast track new build of approximately 30,000 sqft to the following specification:

SPECIFICATION

The specification will broadly comprise:

- Single storey steel portal framed building
- From 37.5 kN/m² floor loading
- Fitted office accommodation (including raised floors, suspended ceilings, recessed lighting, carpeting and gas fired heating)
- Eaves height of 10m
- Dock and level access doors
- Security lighting
- Excellent yard and parking (yard depth to 55m approx)
- Secure business park environment with onsite security
- Fully fitted turnkey opportunities available

ESTATE OCCUPIERS INCLUDE

TNT

FedEx

Forest Garden

Artic Spas

Endurance Wind Power

Daymark

VAX

Hatt Kitchens

CP Foods UK Ltd

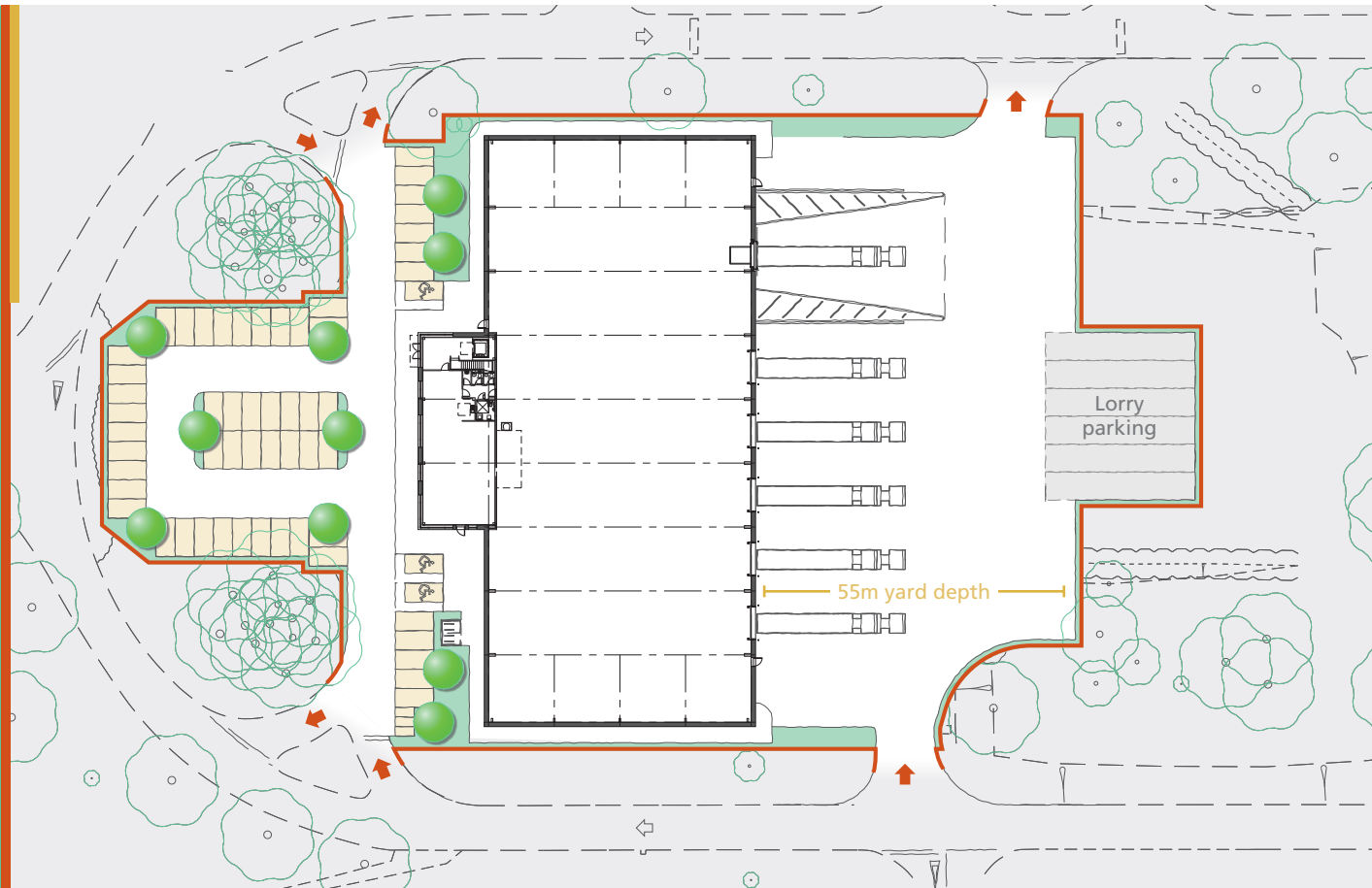
AVL UK Ltd

Concept Furniture

Just for Pets

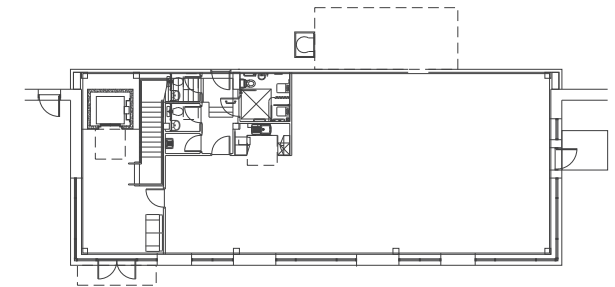
Bepco UK Ltd

Monosol AF Ltd

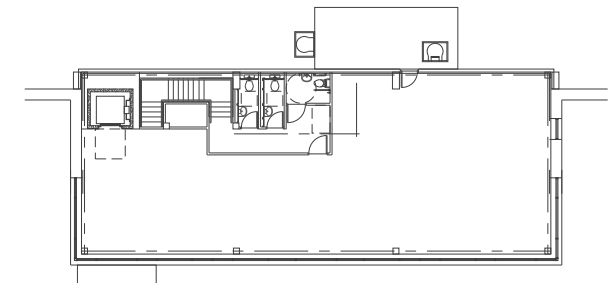


PROPOSED WAREHOUSE AND OFFICE

- **Warehouse:** 25,500 SQFT (2,369 SQM) approx
- **2 Storey Office:** 4,500 SQFT (418 SQM) approx
- **Total GIA:** 30,000 SQFT (2,787 SQM) approx
- 1 dock door
- 5 level access doors
- 58 car parking spaces
- Fully landscaped environment
- Extensive yard area – 55m depth approx



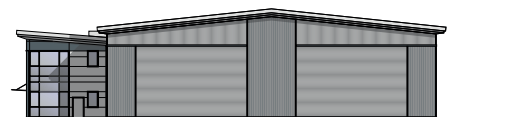
Ground Floor Office Plan



First Floor Office Plan



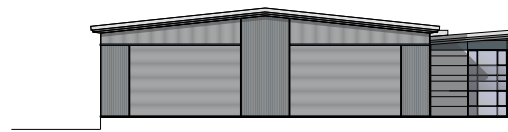
North West Elevation



South West Elevation



South East Elevation

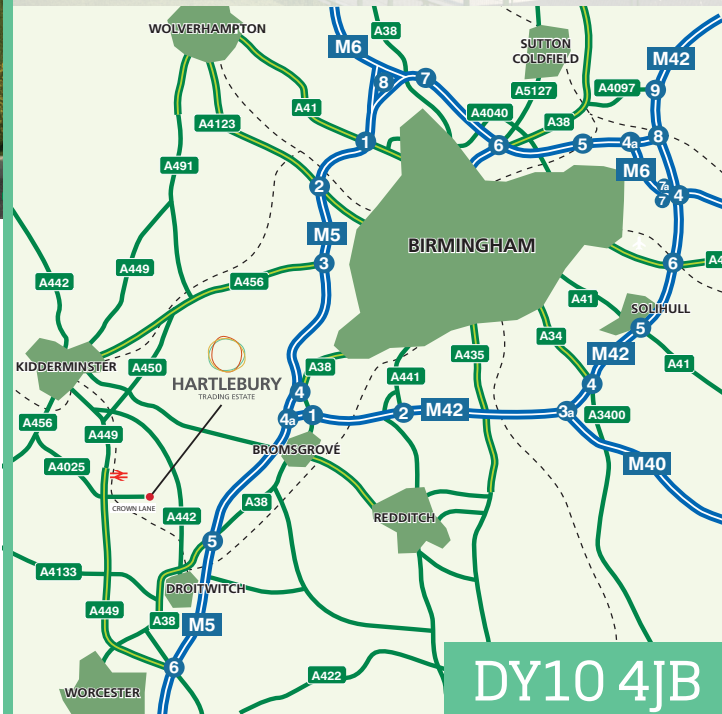


North East Elevation

LOCATION

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	11 miles	23 mins
Kidderminster	7 miles	15 mins
Birmingham	27 miles	48 mins
London	132 miles	2 hr 48 mins
Bristol	73 miles	1 hr 23 mins
M5 J6	11 miles	18 mins
M5 J5	7 miles	19 mins
M42	11.5 miles	20 mins
M6	25 miles	41 mins



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SERVICES

All buildings will offer 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 a unit for uses falling within use classes B1c (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

AVAILABILITY

Expected delivery within 12 months of agreement of terms.

TENURE

Buildings will be available on new full repairing and insuring leases upon terms to be agreed.

VIEWINGS

Please contact the joint sole agents:

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