



**HARTLEBURY**  
TRADING ESTATE  
WORCESTERSHIRE | DY10 4JB

**UNIT 27E 1 & 2**



## **TO LET 8,320 SQ FT (840.69 SQ M)** INDUSTRIAL/ WAREHOUSE ACCOMMODATION

- **UNIT TO BE FULLY REFURBISHED (SUMMER 2023)**
- Lofty industrial/ warehouse space – 8.1m eaves (approx) with 5.7m minimum height
- Two roller shutter doors
- Integral offices
- CCTV, security guards and on site Estate Office

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



# HARTLEBURY TRADING ESTATE

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 27E1 & 2

Unit 27E1 & 2 provides lofty warehouse space accessed by two roller shutter doors. The accommodation is laid out in two bays behind a deep forecourt. Office accommodation is provided and comprises open plan and individual offices. With toilets. Yard and parking is provided external to the property.

## ACCOMMODATION

Warehouse	7,986.9 sqft	742.0 sqm
Offices	333.7 sqft	31.0 sqm
<b>Total (GIA)</b>	<b>8,320.6 sqft</b>	<b>773.0 sqm</b>

## 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.

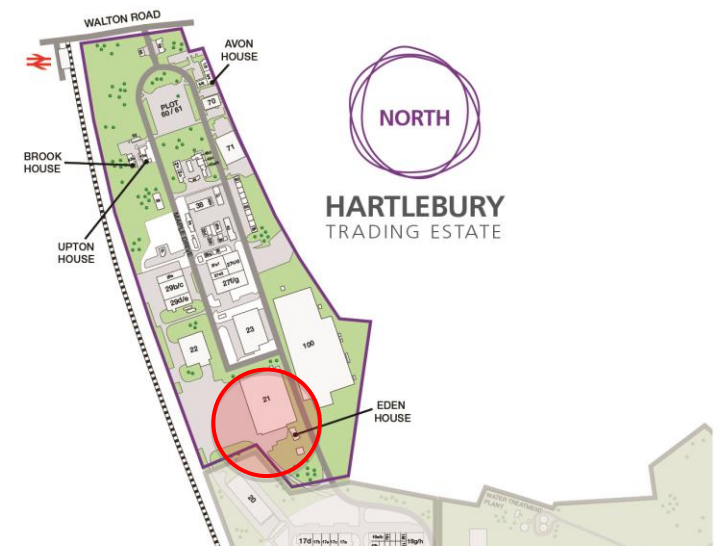
## EPC

To follow full landlord refurbishment

## RATES

Rateable Value (2017): £35,250

Insertion date 17/02/23. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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