



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

**UNIT 142**



## **TO LET 2,517 SQFT (233.9 SQ\_M)**

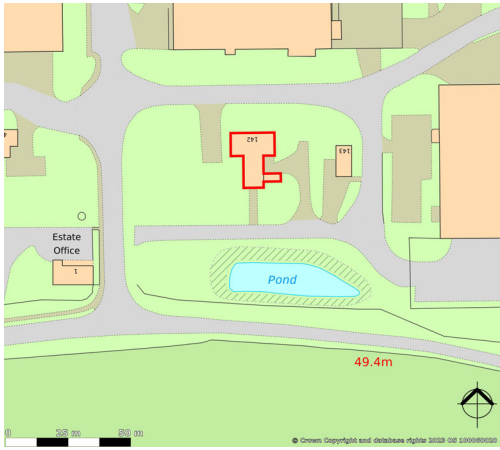
### OFFICE ACCOMMODATION

- CCTV, security guards and onsite Estate Office
- Detached office building in landscaped setting at entrance to the Estate
- Unit to be fully refurbished with LED lighting and electric heating.

[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 142

The premises provides a detached office of full height brick with tiled roof over, with demised parking and set in landscaped grounds. The property provides cellular and open plan offices with kitchenette and toilets. The property will be fully refurbished to include new carpets, LED lighting, new ceiling tiles and new electric heating.

## ACCOMMODATION

OFFICES (NIA)                      233.9sqm                      2,517.7 sqft

## 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.

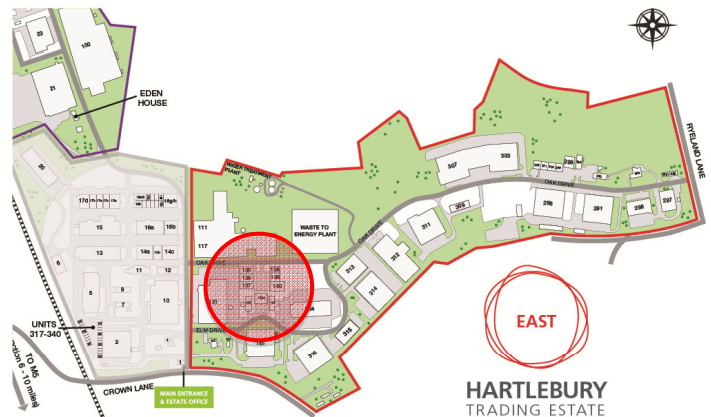
## EPC

EPC Rating: Expected B post refurbishment

## RATES

Rateable Value (2023): £20,000

Insertion date 06/11/24. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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