



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

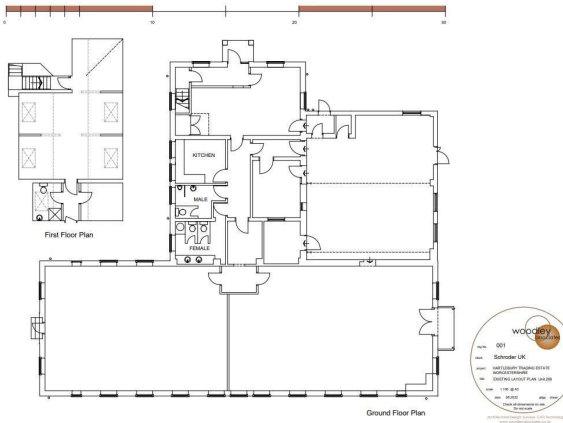
UNIT 289



TO LET 4,365 SQ FT (405.59 SQ M) OFFICES WITH WAREHOUSE/STORE

- CCTV, security guards and on site Estate Office
- Refurbished
- Suspended ceilings, carpeted offices, kitchen and WC facilities
- Painted concrete floor to warehouse/store
- First floor offices/storage and shower room
- Ample on site parking

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 289

The property provides a two storey building comprising two large open plan offices in addition to a number of smaller offices/meeting rooms, all of which are carpeted, with recessed fluorescent lighting, warehouse/storage with roller shutter access and painted concrete floor, kitchen and WC facilities. The property provides further office/storage and a shower room at first floor level. Externally, the property is set back from the main estate road and includes ample on site parking. The estate benefits from 24 hour security, CCTV and on site estate management office.

ACCOMMODATION

Ground Floor	3,926 sq ft	364.74 sq m
First Floor	439 sq ft	40.85 sq m
Total	4,365 sq ft	405.59 sq m

All areas are Gross Internal Areas (GIA)

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.

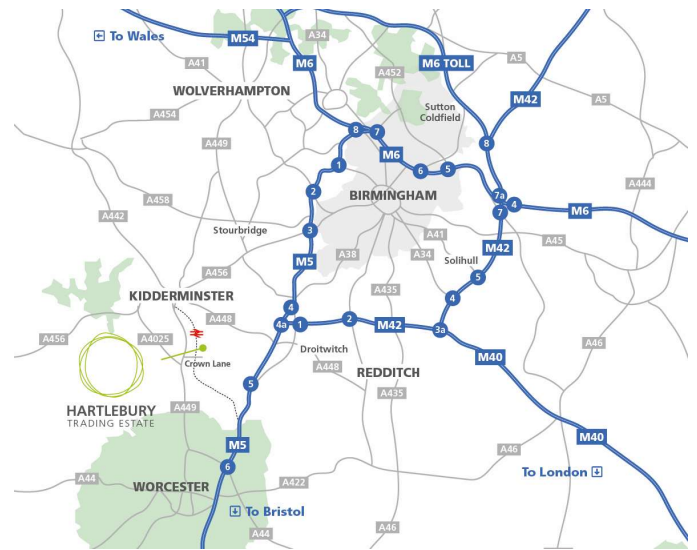
EPC

EPC Rating: D

RATES

Rateable Value (2023): £27,000

Insertion date 29.7.22. Subject to Contract.



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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