



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

UNIT 293



TO LET 4,200 SQ FT (390.2 SQ M) APPROX

INDUSTRIAL/ WAREHOUSE ACCOMMODATION WITH OFFICES

- **UNIT TO BE FULLY REFURBISHED (SUMMER 2023)**
- 3.75m minimum working height
- Integral offices
- Car parking and forecourt area
- CCTV, security guards and onsite Estate Office

www.hartleburytradingestate.co.uk



UNIT 293

The property is to undergo a full refurbishment to include new cladding, LED lighting and refurbished offices/WC's. The property is of concrete construction under a flat lantern roof incorporating natural lighting. Dedicated car parking and yard area provided to the frontage.

ACCOMMODATION

Warehouse	3,920.2 sqft	364.2 sqm
Offices	279.9 sqft	26.0 sqm
Total (GIA)	4,200.1 sqft	390.2 sq m

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

New EPC to follow landlord refurbishment.

RATES

Rateable Value (2017): £13,250

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

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.



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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