



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

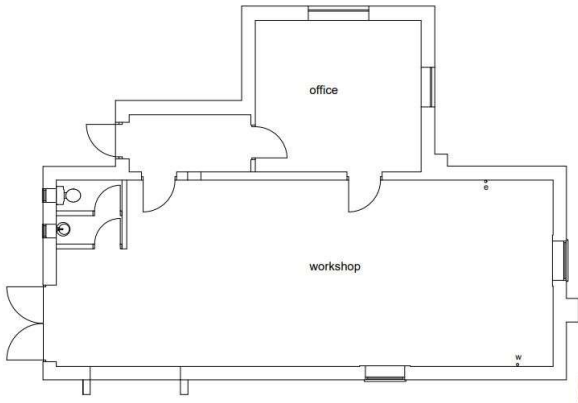
**UNIT 3**



## TO LET 1,212 SQ FT (112.62 SQ M) WORKSHOP WITH OFFICE

- CCTV, security guards and on site Estate Office
- To be fully refurbished
- Detached
- Onsite car parking





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 3**

Unit 3 comprises a single storey detached workshop building with ancillary office. The building is of brick construction surmounted by a pitched tile roof and gives a clear height of 2.58m. Access is by a double barn style door into the workshop and a further pedestrian door. The property benefits from a 3 phase power supply and driveway parking. The unit is to be fully refurbished.

**ACCOMMODATION**

Workshop with office 1,212 sq ft 112.62 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.

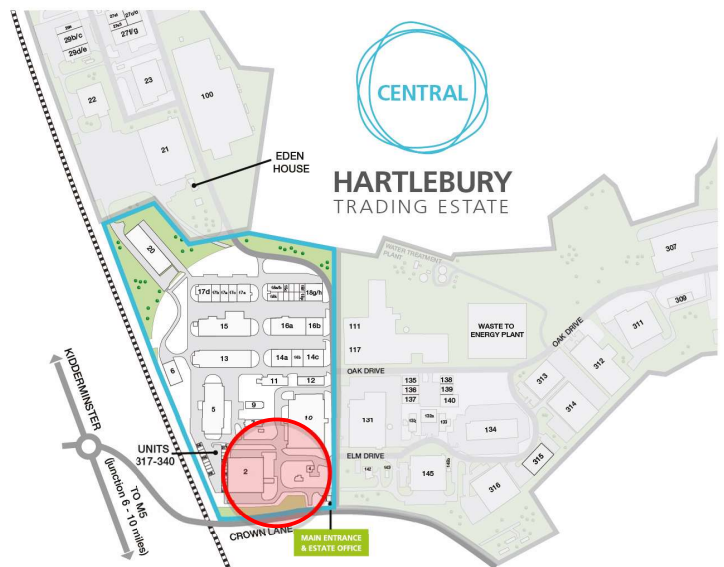
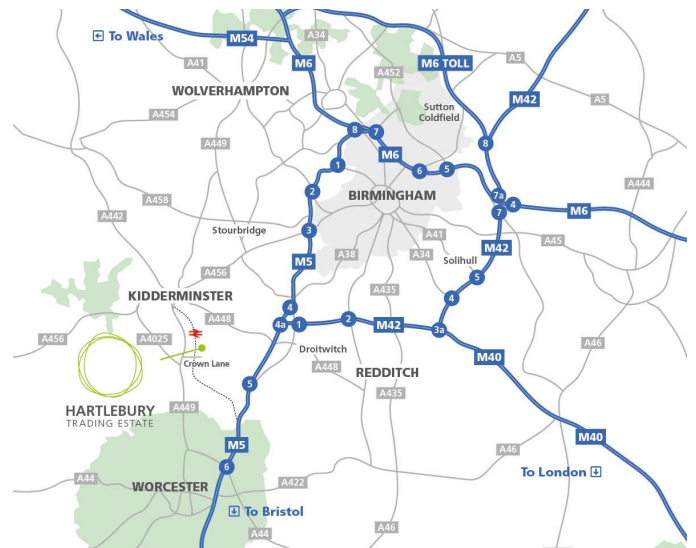
**EPC**

EPC Rating: Rating to be confirmed.

**RATES**

Rateable Value (2023): £7,300

Insertion date 12/1/24. Subject to Contract.



**HARTLEBURY SALES OFFICE**

Onsite marketing suite for an immediate viewing

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