



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

**UNIT 327**



## TO LET 534 SQ FT (49.61 SQ M) OFFICE UNIT

- CCTV, security guards and on site Estate Office
- Mid terrace office unit
- Large glazed frontage
- Car parking and forecourt loading



# 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 327

Unit 327 is a mid terrace office unit of steel frame construction under an insulated steel sheeted roof and profile steel walls with internal blockwork. The unit is mainly open plan, however there is a private office at the rear. The unit has a suspended ceiling with new LED lighting. The unit is accessed via a pedestrian door at the front elevation, which also benefits from a large glazed section which provides natural light to the property. Toilet accommodation and a small kitchen are also provided. Externally there is parking to the front of the unit and the ability to load and unload from the front.

## ACCOMMODATION

Offices 534 sq ft 49.61 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.

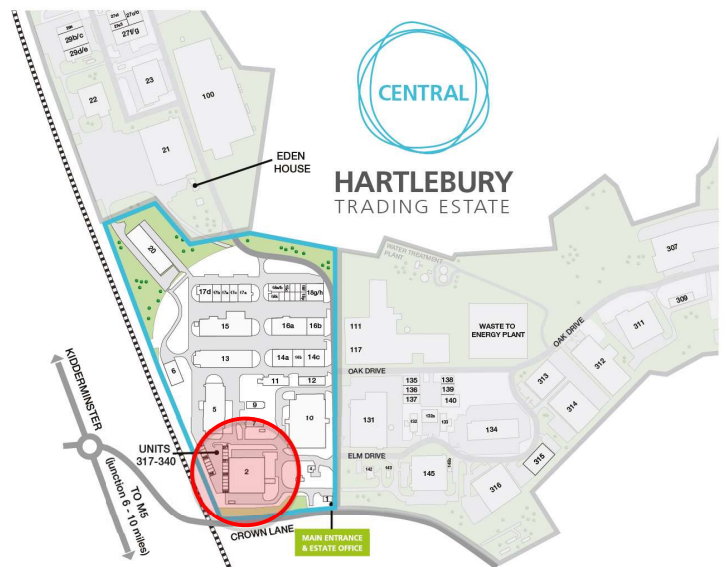
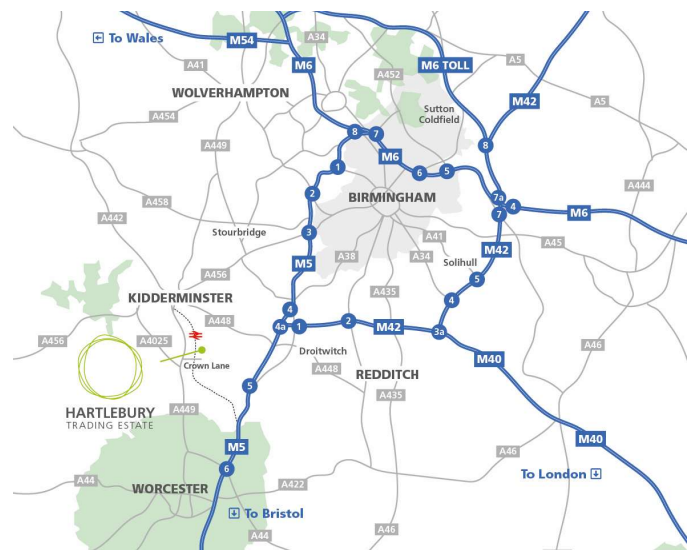
## EPC

EPC Rating: E (115)

## RATES

Rateable Value (2023): £5,600

Insertion date 23/5.23. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

IMPORTANT NOTICE. Harris Lamb Limited Conditions under which Particulars are issued. Messrs. Harris Lamb Limited for themselves, for agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited. Designed & produced by www.kubiakcreative.com

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

Neil Slade

[neil.slade@harrislamb.com](mailto:neil.slade@harrislamb.com)

Charles D'Auncey

[charles.dauncey@harrislamb.com](mailto:charles.dauncey@harrislamb.com)

Mike Price

[mike.price@fishergerman.co.uk](mailto:mike.price@fishergerman.co.uk)

Lauren Allcoat

[lauren.allcoat@fishergerman.co.uk](mailto:lauren.allcoat@fishergerman.co.uk)

**harrislamb**  
PROPERTY CONSULTANCY

**0121 455 9455**  
**01905 22666**  
[www.harrislamb.com](http://www.harrislamb.com)

**01905 728 444**  
**0121 561 7888**

[fishergerman.co.uk](http://fishergerman.co.uk)

