



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

**UNIT 329-330**



## TO LET 1,144 SQ FT (106.37 SQ M) MODERN LIGHT INDUSTRIAL UNIT & OFFICE ACCOMMODATION

- CCTV, security guards and on site Estate Office
- End terrace light industrial unit with office
- Single roller shutter door (2.5m wide x 3.11m high)
- Car parking and forecourt loading

[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 329-330

Unit 329-330 comprises a modern end terraced property of steel frame construction under a steel sheeted roof and profile steel walls with blockwork internally. Unit 329 provides warehouse space with roller shutter door loading access (2.5m wide x 3.11m high) whilst Unit 330 provides carpeted office space. The units provide two unisex disabled toilets and two separate pedestrian doors. Car parking and a communal yard are located to the front of the property. The estate benefits from 24 hour security, CCTV and an on site estate management office.

## ACCOMMODATION

Warehouse	573 sq ft	53.31 sq m
Offices	571 sq ft	53.06 sq m
<b>Total</b>	<b>1,144 sq ft</b>	<b>106.37 sq m</b>

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.

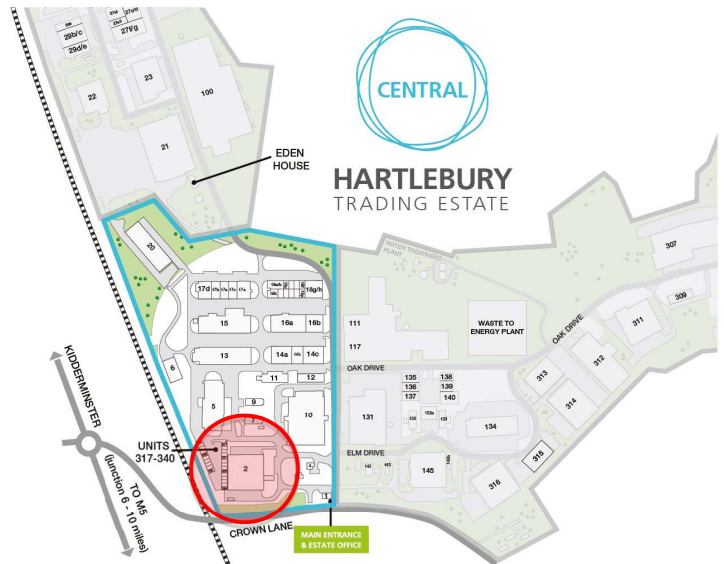
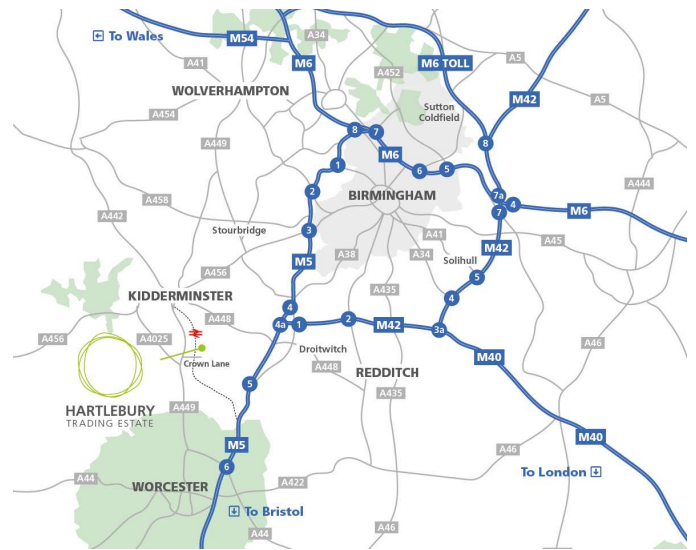
## EPC

EPC Rating: C (75)

## RATES

Rateable Value (2017): £7,700

Insertion date 13/12/21. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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