



**HARTLEBURY**  
TRADING ESTATE

**UNIT 331-332**

WORCESTERSHIRE DY10 4JB



**1,154 SQ FT (107.24 SQ M)**

**WAREHOUSE/ SHOWROOM/ OFFICES**

- Modern light industrial unit with offices and toilets
- Single roller shutter door (with potential for a second if required)
- Car parking
- CCTV, security guards and on-site Estate Office



# 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.

## DESCRIPTION

Unit 331-332 is of steel frame construction under a steel sheeted roof and profile steel walls with blockwork internally. Access is via a single roller shutter door (with potential for a second if required) with another glazed pedestrian door. W/C accommodation is provided for.

## ACCOMMODATION

Total 1,154 sqft 107.24 sqm

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.

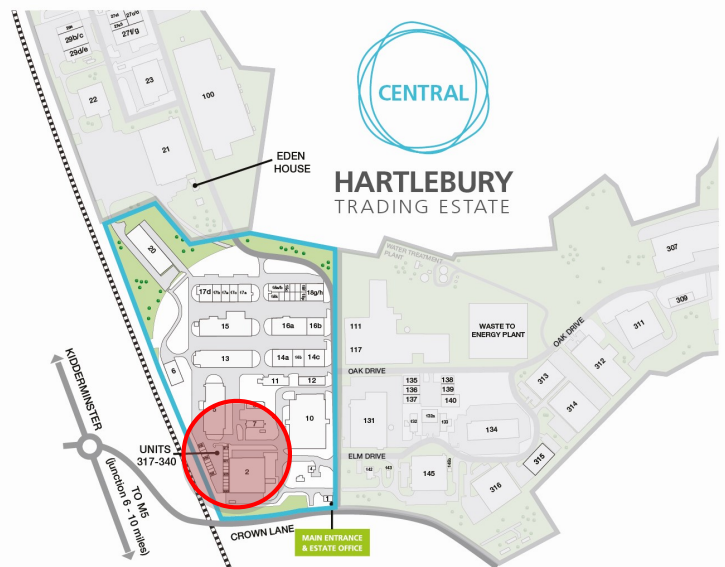
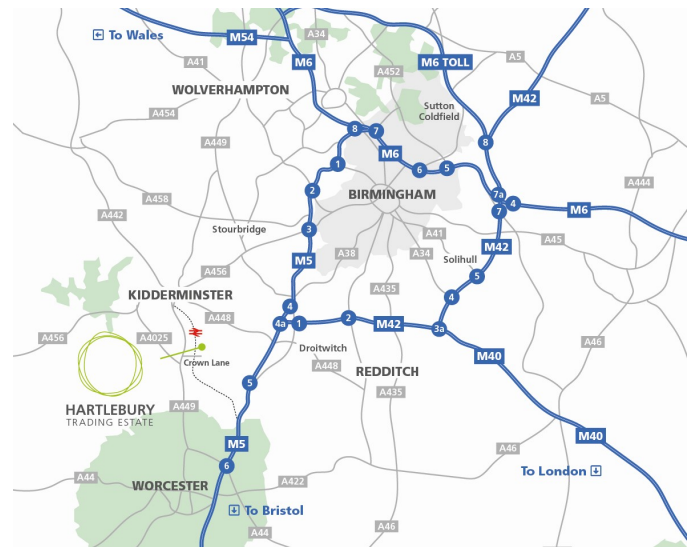
## EPC

EPC Rating: D (100)

## RATES

Rateable Value (2017): £7,900

Insertion date 31/08/21. Subject to Contract.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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