



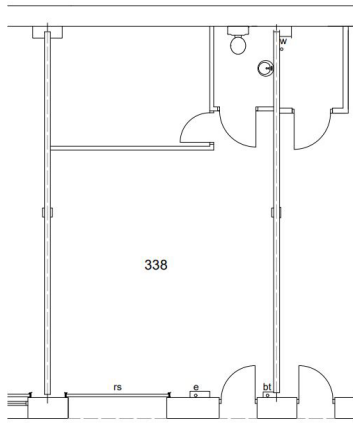
HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

UNIT 338



TO LET 572 SQ FT (53.15 SQ M) SHOWROOM/OFFICE ACCOMMODATION

- CCTV, security guards and on site Estate Office
- Suspended ceiling, carpets, recessed LED lighting and electric heating
- Onsite car parking



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 338

Unit 338 is of modern construction and provides attractive office/showroom space. The interior is carpeted and benefits from a suspended ceiling, electric heating and a disabled WC. Onsite car parking is provided immediately in front of the property.

ACCOMMODATION

Showroom/Office 572 sq ft 53.15 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.

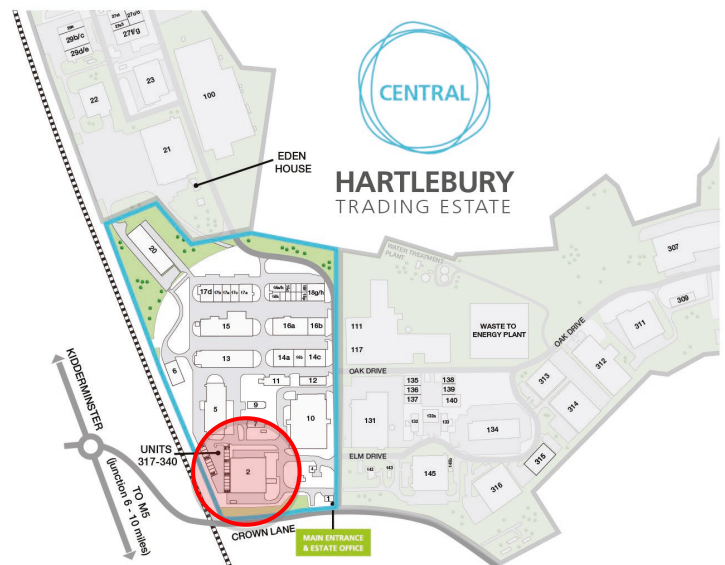
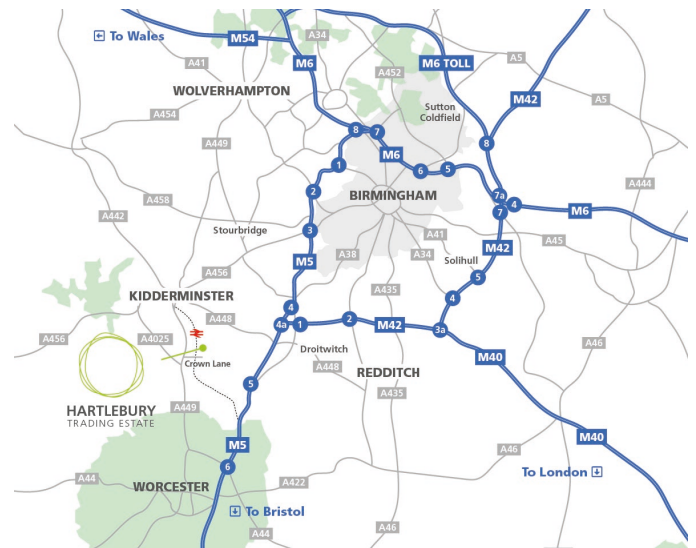
EPC

EPC Rating: Rating to be confirmed.

RATES

Rateable Value (2017): £5,600

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



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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