



HARTLEBURY
TRADING ESTATE

DY10 4JB

UNIT 86 NORTH



1,107 SQ FT (102.85 SQ M)

INDUSTRIAL/WAREHOUSE UNIT

- Roller shutter access 2.96m wide x 4m high
- 4.3m clear height
- Small office 3.2m x 4m
- Car parking and loading forecourt
- CCTV, security guards and on site Estate Office

LOCATION

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 86 provides a single storey terraced industrial/warehouse property of light steel frame construction part clad and part brick/blockwork elevations and a concrete floor. The eaves height is approximately 4.3m. The property is lit by fluorescent strip lighting and also includes a roller shutter door and toilet facilities. Car parking/loading area is provided to the front of the property. The estate benefits from 24 hour security, CCTV and an on site estate management office.

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 (120)

RATES

Rateable Value (2019-2020): £7,000

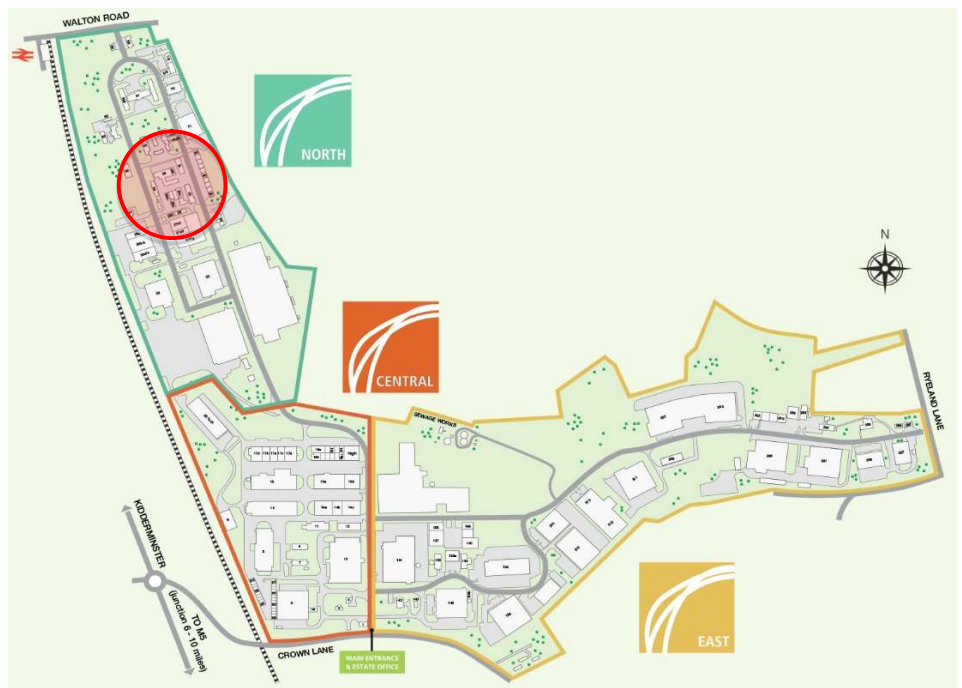
Insertion date 25/6/20. Subject to Contract.

DESCRIPTION

Total Area

1,107 sq ft 102.85 sq m

All areas are Gross Internal Areas (GIA).



www.hartleburytradingestate.co.uk

HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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Designed & produced by www.kubiakreative.com 183382

Neil Slade

neil.slade@harris lamb.com

Charles D'Auncey

charles.dauncey@harris lamb.com

Duncan Bedhall

duncan.bedhall@fishergerman.co.uk

Luke Weaver

luke.weaver@fishergerman.co.uk

