



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

UNIT 35E



TO LET 1,163 SQ FT (108 SQ M)

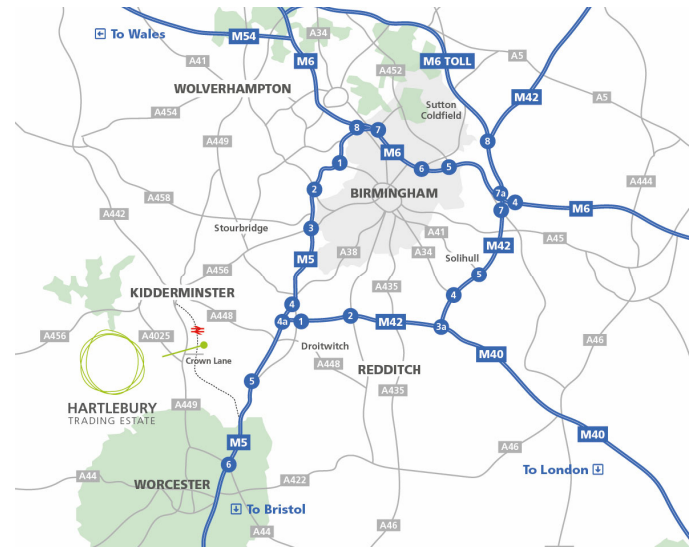
INDUSTRIAL/WORKSHOP ACCOMMODATION

- **UNIT TO BE REFURBISHED (SUMMER 2024)**
- Roller shutter door access
- Integral offices, toilets and kitchenette
- 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.



UNIT 35E

Unit 35E provides a pre-fab industrial workshop with integral offices, kitchenette and toilets. The property benefits from lighting, roller shutter door access and onsite parking.

ACCOMMODATION

Warehouse and Offices (GIA) 1,163 sq ft 108 sq m

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.

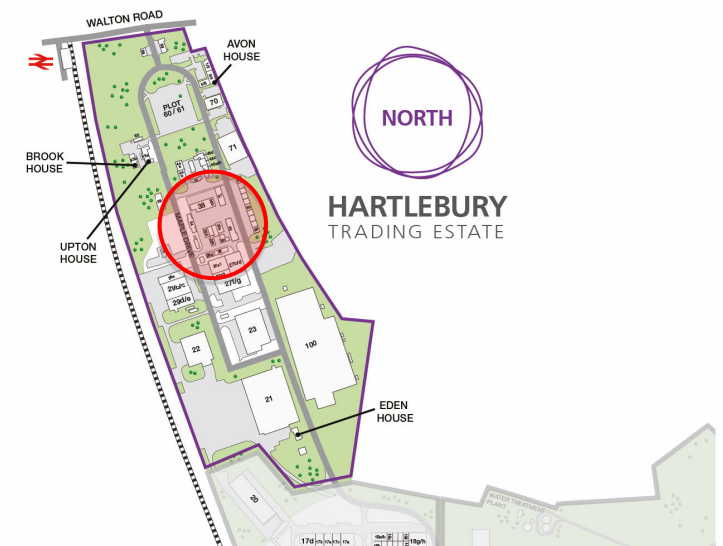
EPC

New EPC to follow full refurbishment

RATES

Rateable Value (2023): £7,300

Insertion date 19/2/24. Subject to Contract.



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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