



HARTLEBURY

TRADING ESTATE, WORCESTERSHIRE



TO LET - 44,552 SQ FT (4,139 SQ M) APPROX

NEW MANUFACTURING/DISTRIBUTION WAREHOUSE AND OFFICE

PLANNING CONSENT IN PLACE AND HIGH POWER AVAILABILITY TO SITE



HARTLEBURY 45

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Planning consent is in place to deliver a fast track new build of approximately 44,552 sq ft to the following specification.

SPECIFICATION

The specification will broadly comprise:

- A single storey portal framed building with integral first floor office
- Maximum floor loading of 50kN/m2
- Fitted office accommodation including raised access floors, suspended ceilings, recessed lighting, carpeting and gas fired heating
- Clear warehouse internal height of 10m
- 5 dock and 2 level access doors
- 50m depth yard
- 61 car parking spaces
- Security lighting

ESTATE OCCUPIERS INCLUDE

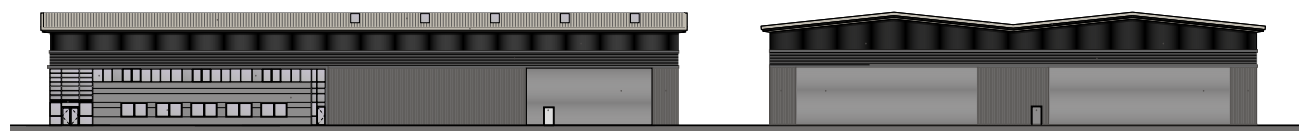
TNT
FedEx
Forest Garden
Artic Spas
Winit UK Ltd
Daymark

Worcestershire County Council
CP Foods UK Ltd
AVL UK Ltd
Concept Furniture
EDM
Monosol AF Ltd



PROPOSED WAREHOUSE AND OFFICE

- **Warehouse:** 41,237sq.ft. (3,831sq.m.) GIA
- **First floor office:** 2,724sq.ft. (253sq.m.) GIA
- **Total GIA:** 44,552sq.ft. (4,139sq.m.) GIA
- 5 dock doors, 2 level access doors
- 61 car parking spaces
- 50m depth yard
- 12 trailer parking spaces



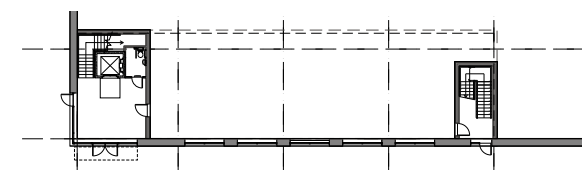
North Elevation

West Elevation

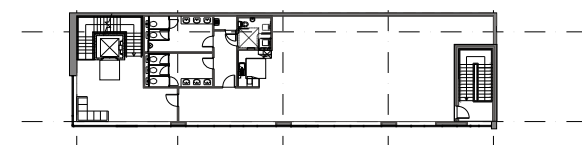


South Elevation

East Elevation



Ground Floor Office Plan

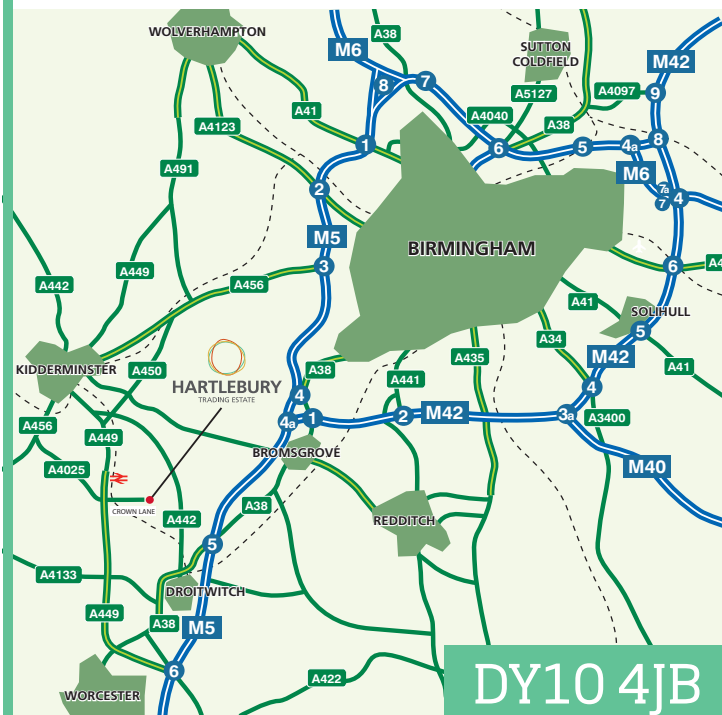


First Floor Office Plan

LOCATION

Hartlebury Trading Estate is recognised as the premier trading destination in the Worcestershire area, with good communication links allowing easy access to the national motorway network via the M5 and M42. The Estate is directly off the A449 dual carriageway, approximately 10 miles north of J6 of the M5 motorway and 5 miles south of Kidderminster town centre.

Destination	Distance	Time
Worcester	11 miles	23 mins
Kidderminster	7 miles	15 mins
Birmingham	27 miles	48 mins
London	132 miles	2 hr 48 mins
Bristol	73 miles	1 hr 23 mins
M5 J6	11 miles	18 mins
M5 J5	7 miles	19 mins
M42	11.5 miles	20 mins
M6	25 miles	41 mins



Indicative computer generated image.

SERVICES

The building will offer all mains services to the site including gas, electricity and water, with the ability to provide a high power supply subject to occupier demands and availability.

PLANNING

The development is able to provide units for uses falling within use classes B1c (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

AVAILABILITY

Expected delivery within 12 months of agreement of terms.

TENURE

The building is available on a new full repairing and insuring lease on terms to be agreed.

VIEWINGS

Please contact the joint sole agents:



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