



**HARTLEBURY**  
TRADING ESTATE  
WORCESTERSHIRE | DY10 4JB

**UNIT 15A**



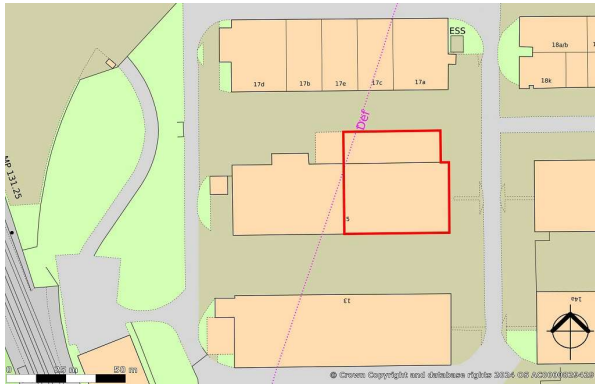
**TO LET**

**17,834 SQ FT (1,656 SQ M) APPROX**

**• FULLY REFURBISHED WITH LED LIGHTING, FITTED OFFICES & CANOPY LOADING AREA**

- Can be combined with Unit 15B to provide 30,473 sq ft
- Electric roller shutter doors
- Onsite car parking
- CCTV, security guards and onsite Estate Office

[www.hartleburytradingestate.co.uk](http://www.hartleburytradingestate.co.uk)



# 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

The unit is extensively refurbished and provides:

- New electric roller shutter doors (4.2m w x 4.5m h)
- New roof lights
- 5.5m eaves (4.5m minimum working height)
- New PIR LED lighting
- Parking and front/rear circulation
- Yard area with canopy loading
- Brand new offices with toilets

## ACCOMMODATION (GIA APPROX)

Unit 15A	17,834 (sq ft)	1,656.8 (sq m)
Plus Unit 15B	30,473 (sq ft)	2,831 (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.

## 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.

## RENT

Quoting rent on application.

## EPC

New EPC to follow refurbishment (expected EPC B)

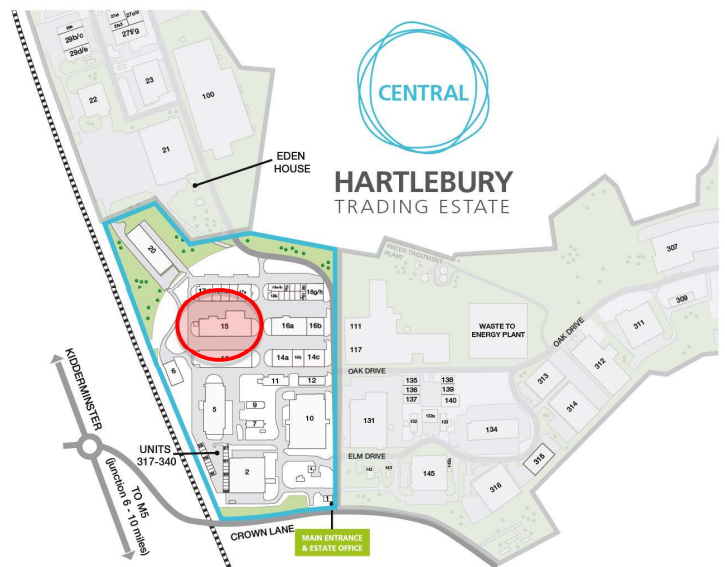
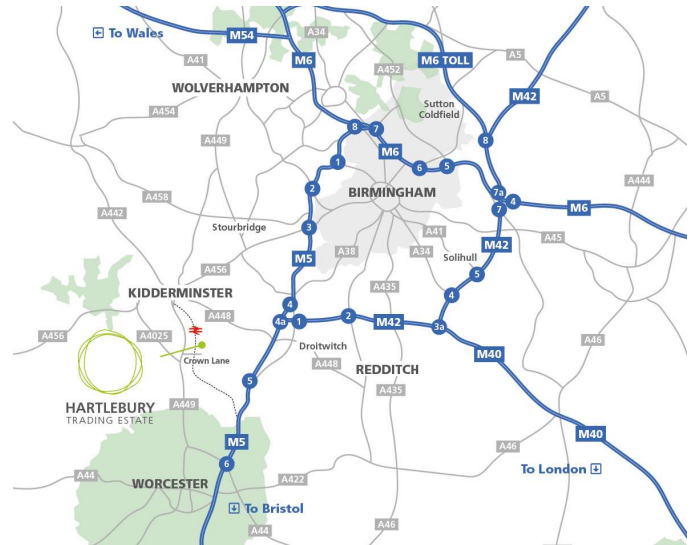
## RATES

On application from the agents

## ANTI MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

Subject to Contract



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

IMPORTANT NOTICE. Harris Lamb Limited Conditions under which Particulars are issued. Messrs. Harris Lamb Limited for themselves, for agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited. Designed & produced by www.kubiakcreative.com

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