

UNIT 16A CENTRAL



22,175 SQ FT (2,060.9 SQ M)

INDUSTRIAL/WAREHOUSE ACCOMMODATION

- 2 roller shutters providing in and out access (4.22m wide x 4.52m high)
- 4.6m minimum working height
- Offices extending to 2,916 sq ft (270.94 sq m)
- Car parking/loading area
- Recently re-roofed with additional insulation
- CCTV, security guards and on site Estate Office
- Available Quarter 4 2020

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 16A provides an end of terrace industrial/warehouse unit of light steel frame construction, part clad, part brick/blockwork elevations and a concrete floor. The warehouse provides a minimum working height of 4.6m, fluorescent strip lighting, toilets, painted concrete floor and two roller shutter doors to provide in and out loading. Two storey offices are provided with integral kitchen and toilets. Car parking/yard area to the front and sides of the property.

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: D (84)

RATES

Rateable Value (2019-2020): £81,000

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

ACCOMMODATION

Warehouse

19,259 sq ft 1,789.15 sq m

Offices

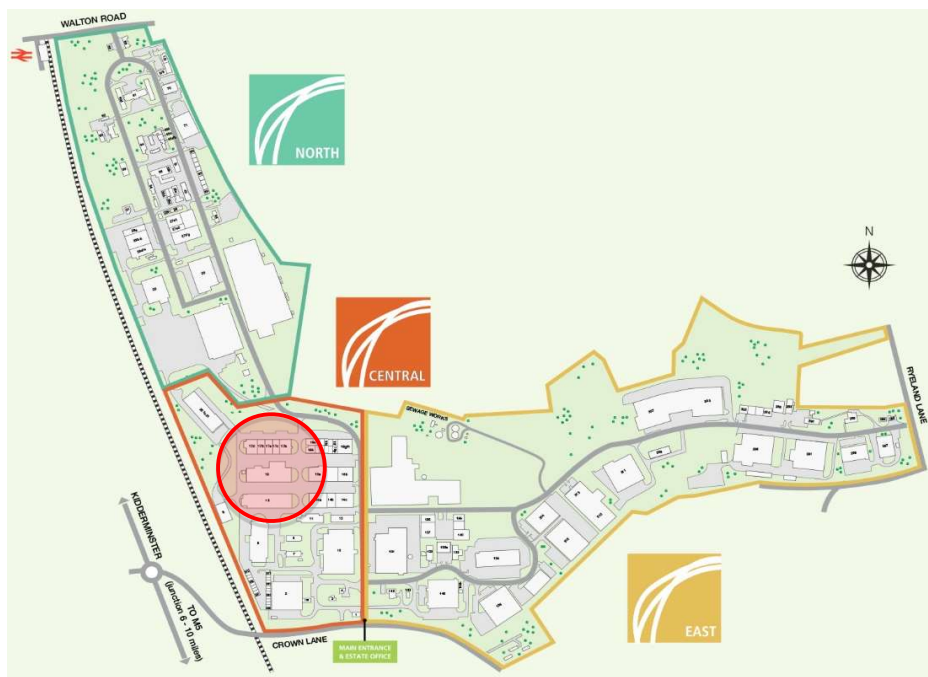
Ground 1,496 sq ft 138.96 sq m

First 1,420 sq ft 131.98 sq m

Total

22,175 sq ft 2,060.09 sq m

All areas are Gross Internal Areas (GIA).



www.hartleburytradingestate.co.uk

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 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

