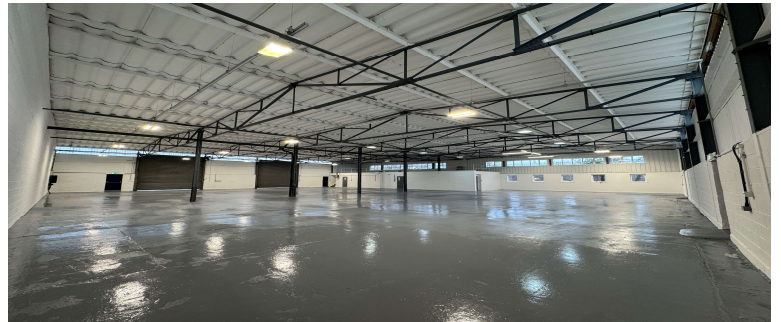




**HARTLEBURY**  
TRADING ESTATE  
WORCESTERSHIRE | DY10 4JB

**UNIT 16B**



## TO LET 8,884 SQ FT (825 SQ M)

### INDUSTRIAL/WAREHOUSE ACCOMMODATION

- 4.57m clear height
- Two roller shutter doors
- Single storey offices
- Car park and loading area
- CCTV, security guards and on site Estate Office

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### UNIT 16B

Unit 16B is of steel truss construction with a pitched profile roof, incorporating LED lights. The elevations are blockwork to approximately 7ft with lined profile metal cladding thereafter to the eaves. The clear height is approximately 4.57m. There are two roller shutter doors into the unit (4.2m x 4.5m). The property benefits from an office with heat/cook units, carpet, double glazed windows, wall trunking, suspended ceiling and LED lights. Additionally, there are male, female and disabled WCs as well as mezzanine storage of approximately 807 sq ft. Externally the property has a tarmacadam surfaced car park and loading area to the side elevation.

### ACCOMMODATION

Total 8,884 sq ft 825 sq m

All areas are Gross Internal Areas (GIA)

### 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: C (60)

### RATES

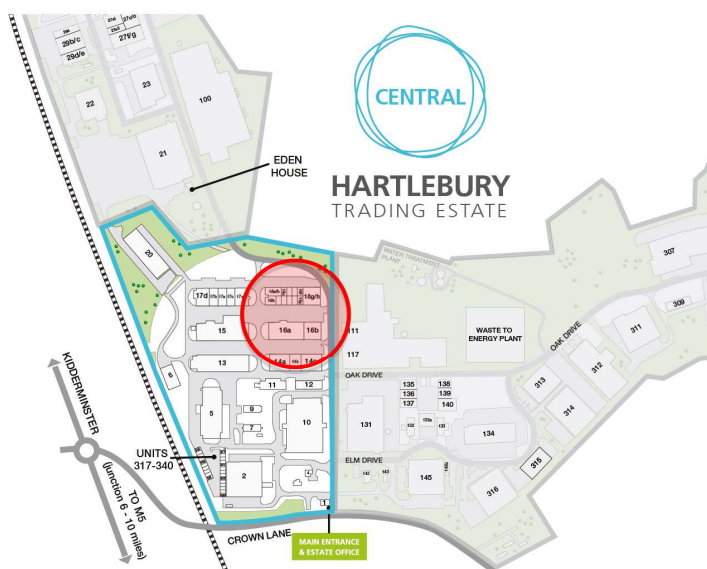
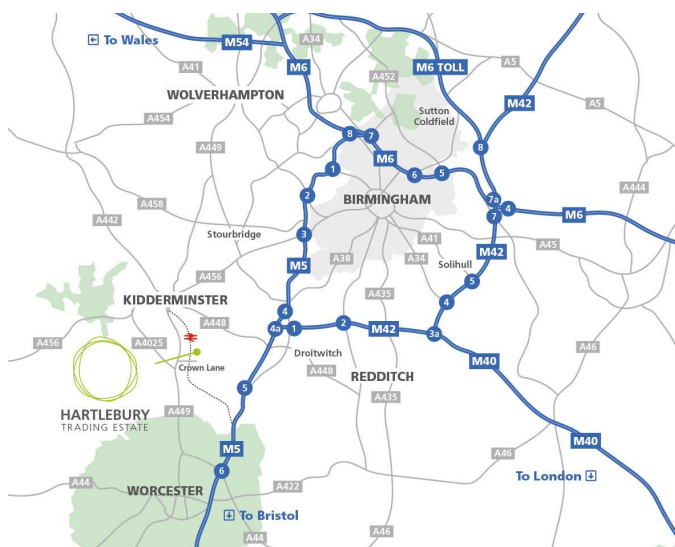
Rateable Value (2023): £45,250

Insertion date 12/12/24. Subject to Contract.



## 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.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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