



13,922 SQ FT (1,293 SQ M)

INDUSTRIAL/WAREHOUSE ACCOMMODATION

- 3 x roller shutter access providing 'in and out' access
- 4.6m minimum working height
- 4 x gas fired heaters to warehouse
- Offices and toilet accommodation
- Car parking/loading area
- CCTV and on-site estates office
- **TO BE FULLY REFURBISHED SPRING 2020 (inc. New LED lighting to warehouse and office/new UPVC windows and doors)**

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 approx. The M5 in turn links with the M6, M42, M40 and National Motorway Network.

DESCRIPTION

Unit 17BD provides an end-of-terrace industrial/ warehouse property of light steel frame construction part clad and part brick/ blockwork elevations and a concrete floor. The warehouse provides a minimum working height of 4.6m, fluorescent strip lighting, 4 x gas fired heaters, workshop w/c's, painted concrete floor and 3 x roller shutter doors to provide 'in-and-out' loading. Offices are provided with integral kitchen and w/c's with the offices providing fluorescent lighting and electric heating. Car parking/yard area is provided to the front and two sides of the property. The estate benefits from 24 hour security, CCTV and an on-site estate management office.

TERMS

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

SERVICES

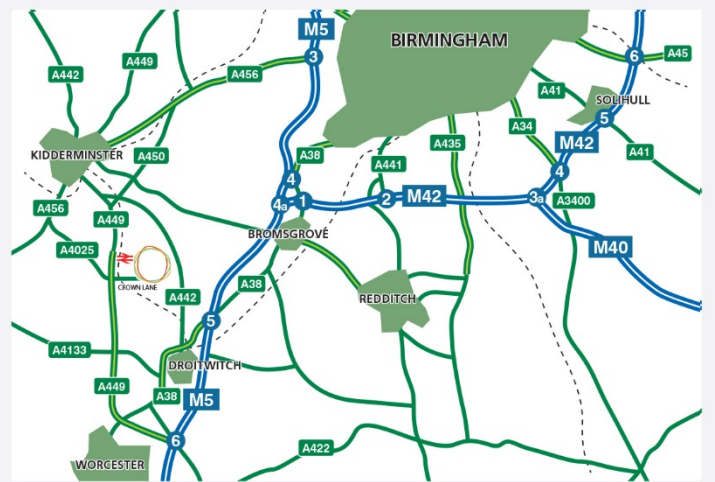
The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

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: E (102) To be reassessed following refurbishment

RATES

Rateable Value (2017): £46,500

January 2020. Subject to Contract.

ACCOMMODATION

Warehouse

13,384 sq ft 1,243.4 sq m

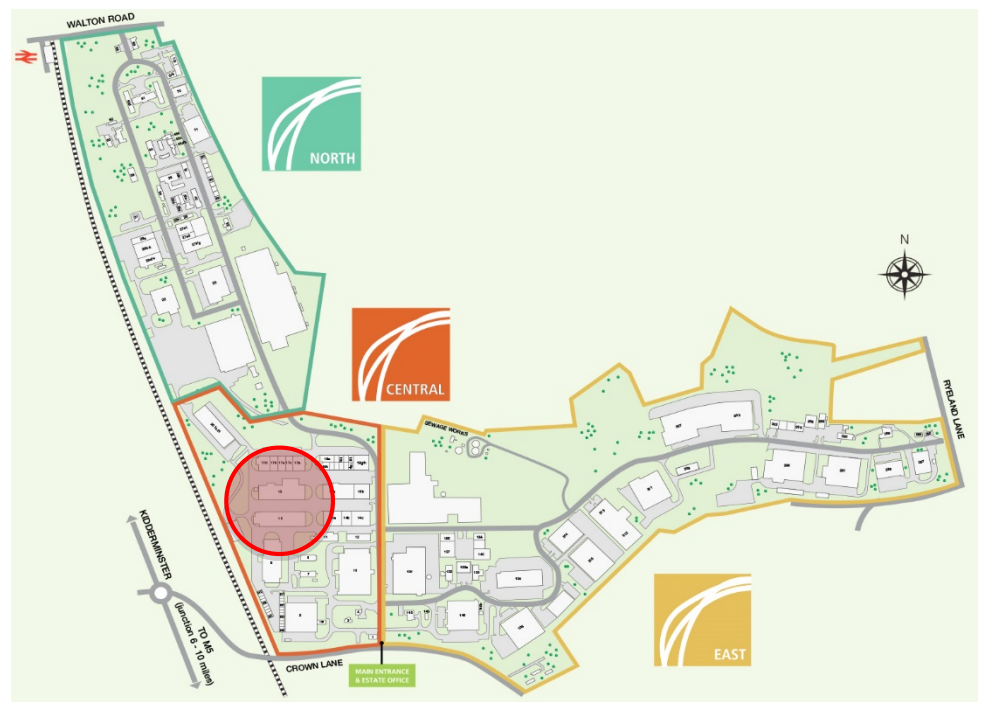
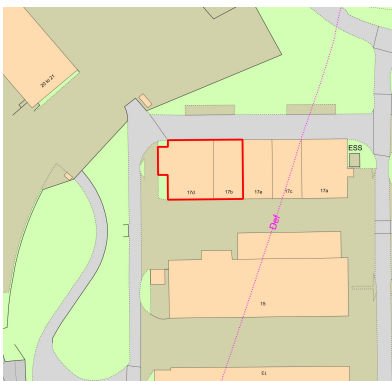
Offices

538.2 sq ft 50 sq m

TOTAL

13,922.2 sq ft 1,293.4 sq m

All areas are Gross Internal Areas



www.hartleburytradingestate.co.uk

HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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