



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

**UNIT 328**



## **TO LET 574 SQ FT (53.34 SQ M)** SHOWROOM/ OFFICE ACCOMMODATION

- Converted for office or showroom use
- Suspended ceiling, carpets, recessed LED lighting and electric heating
- 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

Unit 328 is of modern construction and provides attractive office/showroom space. The interior is carpeted and benefits from a suspended ceiling with recessed LED lights, electric heating and a disabled WC are provided. Onsite car parking is provided adjacent to the property.

## ACCOMMODATION

Total 574 sq ft 53.34 sq m

All areas are Gross Internal Area

## 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 (70)

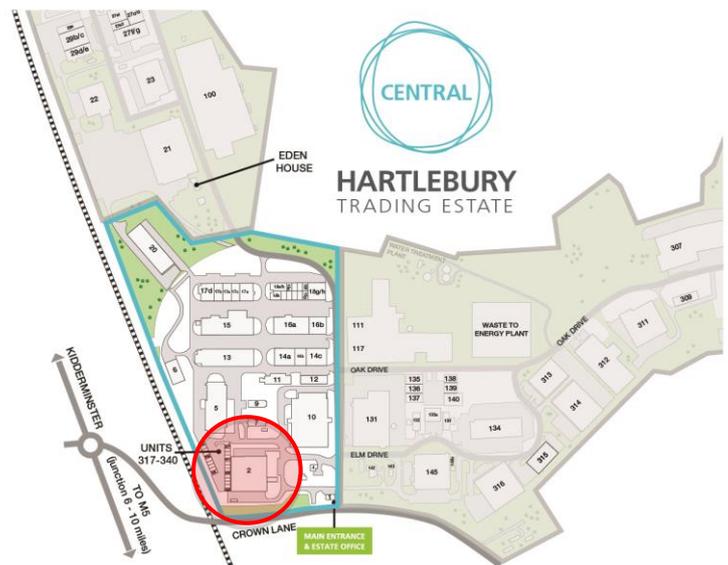
## RATES

Rateable Value (2017): £4,400

Rateable Value (2023): £5,600

## 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.



## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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