

UNIT 336-337 CENTRAL



1,163 SQ FT (108.08 SQ M)

WAREHOUSE/LABORATORY/OFFICE SPACE

- 50% store and 50% offices
- Roller shutter access
- Suspended ceilings with recessed lighting and electric heating to office area
- Shared loading and parking areas
- CCTV, security guards and on site Estate Office

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 336-337 is a modern steel framed building with an insulated steel roof. The accommodation comprises office and warehouse space of equal size. The warehouse is accessed via a roller shutter door. The offices have a glazed front with suspended ceiling with recessed lighting and electric heating.

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 (100)

RATES

Rateable Value (2019-2020): £7,800

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

ACCOMMODATION

Warehouse

582 sq ft 54.04 sq m

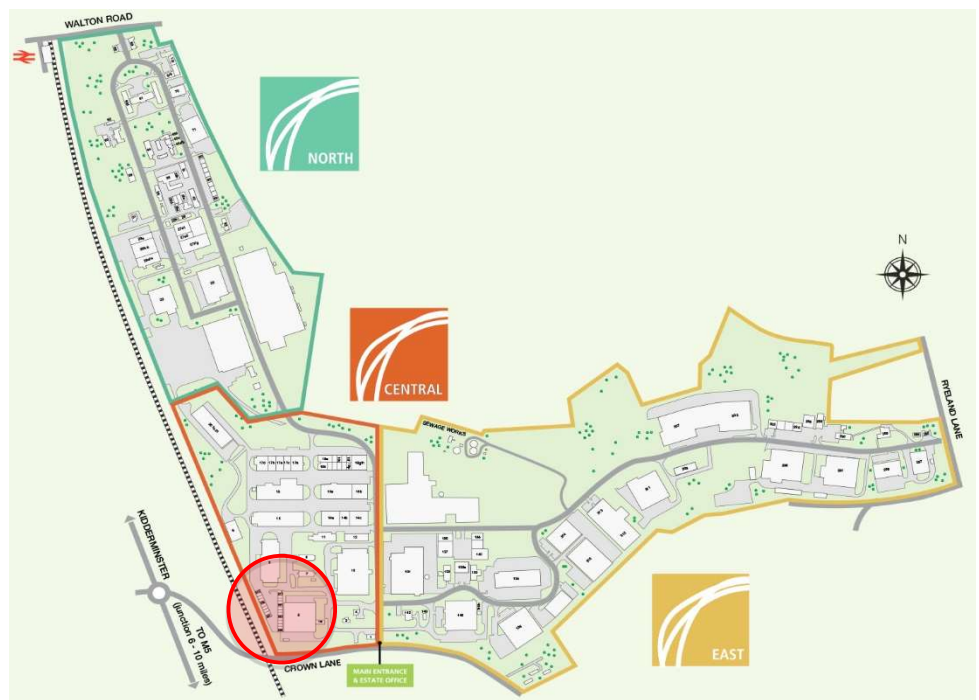
Offices

583 sq ft 54.04 sq m

Total

1,163 sq ft 108.08 sq m

All areas are Gross Internal Areas (GIA).



www.hartleburytradingestate.co.uk

HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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Neil Slade

neil.slade@harrislamb.com

Charles D'Auncey

charles.dauncey@harrislamb.com

Duncan Bedhall

duncan.bedhall@fishergerman.co.uk

Luke Weaver

luke.weaver@fishergerman.co.uk

