



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

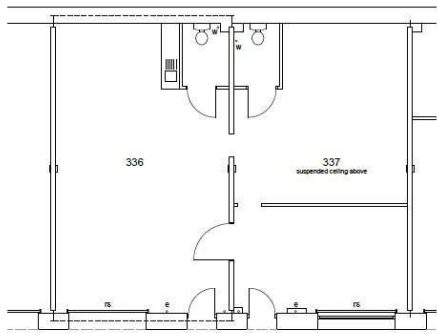
UNIT 336-337



TO LET 1,160 SQ FT (107.8 SQ M)

WORKSHOP/OFFICE ACCOMMODATION

- Workshop/Office
- Onsite car parking
- Roller shutter door
- CCTV, ANPR, onsite security guards and Estate Office provision



UNIT 336-337

Unit 336-337 is a modern mid terrace double unit constructed by way of a steel portal frame under a steel sheeted roof and profile steel walls with internal blockwork. The unit provides both office and workshop accommodation with two disabled WCs and kitchenette. The unit can be accessed via two pedestrian doors and a roller shutter door which has a width of 2.4m and height of 3m. Externally there is parking to the front of the unit and ability to load and unload from the front.

ACCOMMODATION

Office/Workshop 1,160 sq ft 107.8 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: E

RATES

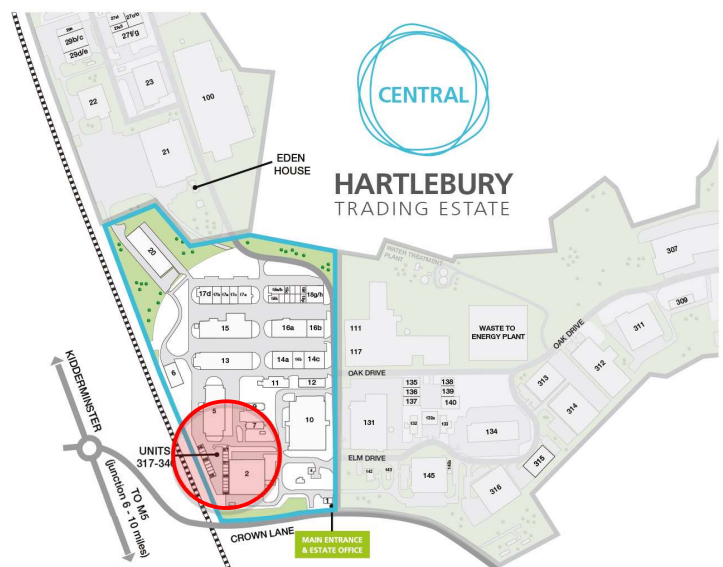
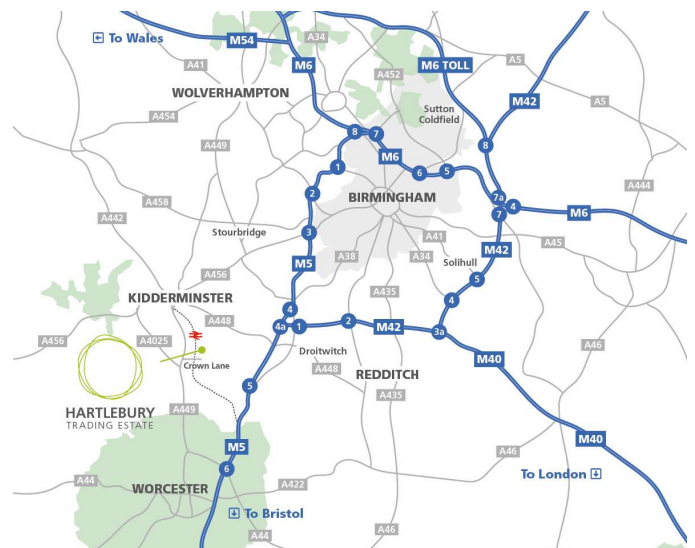
Rateable Value (2023 to present): £9,700

Insertion date 14.4.25. 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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