



HARTLEBURY
TRADING ESTATE
WORCESTERSHIRE | DY10 4JB

UNIT 82



TO LET 1,107 SQ FT (102.85 SQ M)

INDUSTRIAL WAREHOUSE/ WORKSHOP UNIT

- Single bay warehouse/ industrial unit
- Electric roller shutter door access
- Toilet accommodation
- Car parking area and loading forecourt
- CCTV, security guards and on site Estate Office

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.

Unit 82 is constructed in brick under a pitched tiled roof. The accommodation is in a single bay and provides good working height. Access is via a single electric roller shutter door. Parking and loading is provided on the hard surfaced forecourt.

ACCOMMODATION

Warehouse and Offices (GIA) **1,107 sq ft** **102.85 sq m**

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.

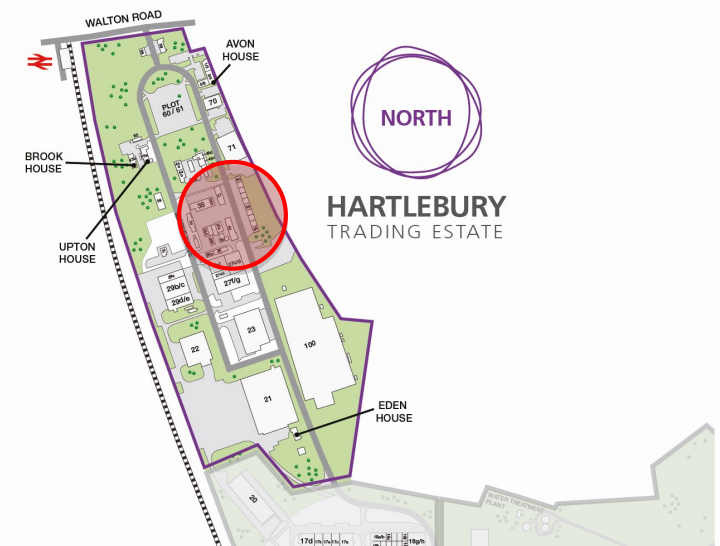
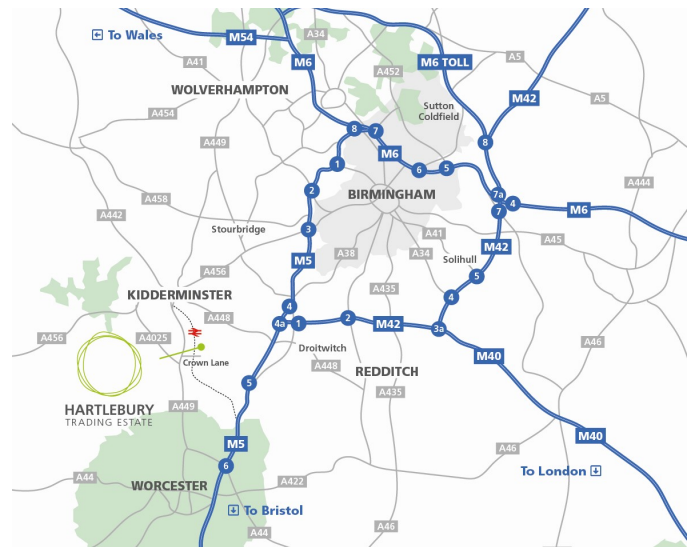
EPC

EPC Rating D (78)

RATES

Rateable Value (2023): £8,200

Subject to Contract.



HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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