



# TO LET

## INDUSTRIAL WAREHOUSE UNIT WITH OFFICES

Unit 290 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



**4,847 sqft**

(450 sqm) Approx. Gross Internal Area

**3 PHASE ELECTRIC**

**PARKING FOR APPROXIMATELY 40 VEHICLES**

**CLEAR HEIGHT OF 3.77M**





**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 290 comprises a single storey warehouse/industrial building with attached offices. The warehouse is constructed in masonry and gives a clear height of 3.77m. Access is by an electric roller shutter door (3.7 w x 3.58 h). The warehouse comprises concrete floor, lighting, double glazed windows, 3 phase electric and stud partitioned storage rooms. The office area is separate to the main warehouse and is split into a reception and four offices. These benefit from suspended ceilings, wall trunking, double glazing, electric heating and lighting. Male and female toilets as well as a kitchen are provided.

Externally there is a loading apron as well as parking for approximately 40 vehicles.

**ACCOMMODATION**

	SQM	SQFT
<b>TOTAL GIA</b>	450	4,847

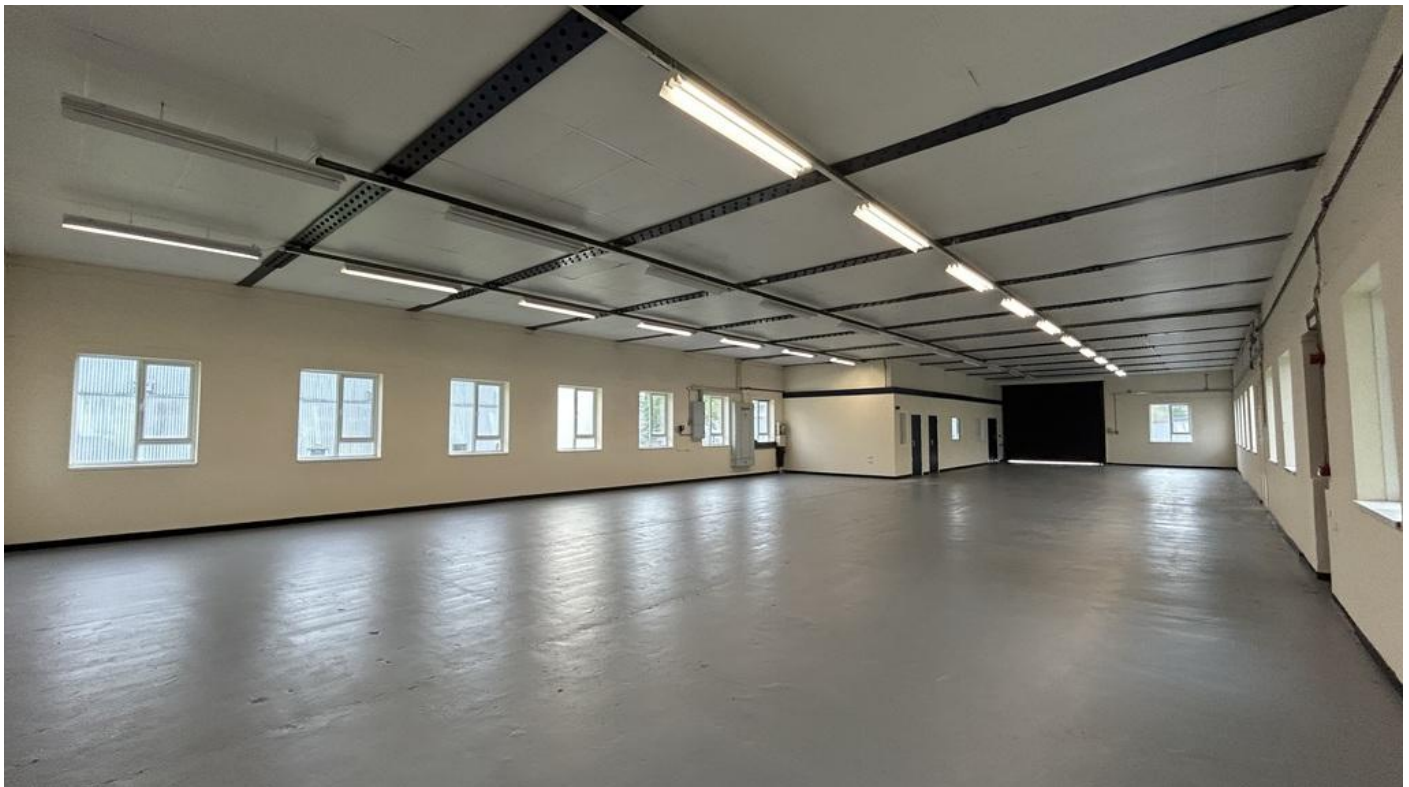
**AVAILABILITY & RENTAL**

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

Quoting rent £7.50 per sqft, per annum, exclusive.

**EPC:**

EPC Rating E (106)





**BUSINESS RATES**

Rateable Value (2026) £32,000

**VAT**

All prices quoted are exclusive of VAT, which may be chargeable.

**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.

**VIEWING**

Strictly by way of the sole joint letting agents:

Harris Lamb



Contact: Neil Slade  
Email: neil.slade@harrislamb.com  
07766 470 384

Lauren Allcoat-Hatton  
lauren.allcoat-hatton@harrislamb.com  
07586 632 441

OR FISHER GERMAN

Date: May 2026

**SUBJECT TO CONTRACT**







