



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

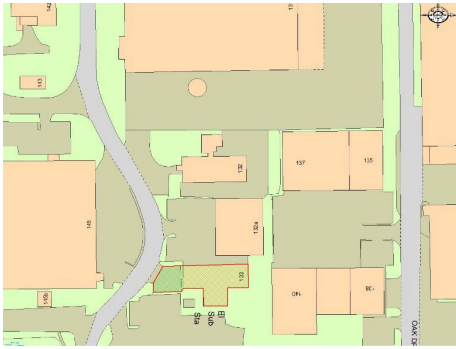
**UNIT 133**



## **TO LET 4,645 SQ FT (431.55 SQ M)** WAREHOUSE & OFFICE ACCOMMODATION

- 3.77m clear height
- Painted concrete floor with carpet tiled office area
- WC facilities
- Single storey office pod
- Car parking
- CCTV, security guards and on site 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.

## UNIT 133

Unit 133 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 a steel sliding door (3.66 w x 3.75 h). Three small areas have been sub divided and kitchen facilities are included. The office area is divided into a reception and three office areas. These benefit from suspended ceilings and integrated light fittings. Male and female toilets are provided.

## ACCOMMODATION

Warehouse	3,926 sq ft	364.75 sq m
Offices	719 sq ft	66.80 sq m
Total	4,645 sq ft	431.55 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

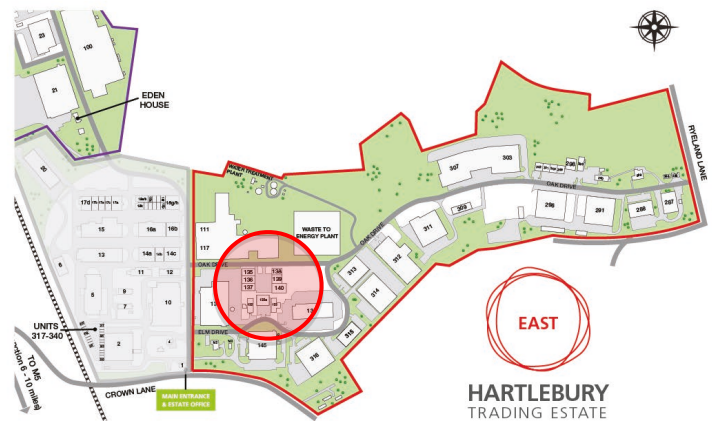
Quoting rent on application.

## EPC

EPC Rating: D (82)

## RATES

Rateable Value (2023): £23,750



Insertion date 10/7/24. Subject to Contract.

## HARTLEBURY SALES OFFICE

Onsite marketing suite for an immediate viewing

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