



INTERIM PARTICULARS

TO LET

MODERN WAREHOUSE UNIT WITH YARD/OFFICES & 800 KVA POWER SUPPLY

Unit 71, Hartlebury Trading Estate, Worcestershire, DY10 4JB



20,412 sqft

(1,896.4 sqm) approx. GIA

MODERN DETACHED WAREHOUSE TO BE REFURBISHED

800 KVA POWER SUPPLY

2 x ELECTRIC ROLLER SHUTTER DOORS LEADING TO DEMISED YARD AREA

AVAILABLE SUMMER 2026





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

The property is of steel portal frame with block/clad elevations surmounted by a profile roof with translucent roof lights. The warehouse provides:

- 7.2m eaves (6m to haunch)
- 2 ground level electric roller shutter doors
- concrete floor
- 800KVA power provision
- LED lighting
- Demised yard area (and separate car park)

Integral ground and first floor offices are provided with:

- Atrium reception
- Open plan offices, toilets and kitchenette.
- The offices provide heating, new carpets, suspended ceilings with LED lighting and powder coated aluminium double glazed windows.

RENT

Quoting rental £8.00 per sqft

BUSINESS RATES

April 2026 Rateable Value - £130,000

ACCOMMODATION

AREA	SQM	SQFT
Warehouse	1,689.2	18,182.5
GF/FF Offices (inc mezzanine)	207.2	2,230.3
TOTAL GIA	1,896.4	20,412.8

EPC

EPC rating C (68)

SERVICES

An annual service charge is levied for the maintenance and upkeep of common areas and security.

VAT

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

LEGAL COSTS

Each party to bear their own.

ANTI-MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

VIEWING

Strictly via the sole joint agents:

HARRIS LAMB

Contact: Neil Slade
Email: Neil.slade@harrislamb.com
Mob: 07766 470384

OR FISHER GERMAN

SUBJECT TO CONTRACT



