



EAST

HARTLEBURY
TRADING ESTATE

HARTLEBURY 45

WORCESTERSHIRE DY10 4JB

TO LET 44,804 SQ FT (4,162 SQ M) APPROX
AVAILABLE FOR IMMEDIATE OCCUPATION

New manufacturing / distribution warehouse and office
Up to 800 KVA power supply available





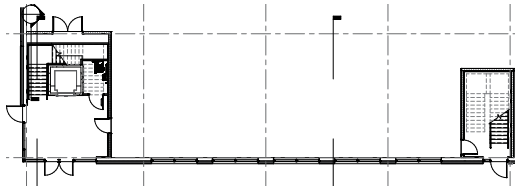
HARTLEBURY 45

Specification:

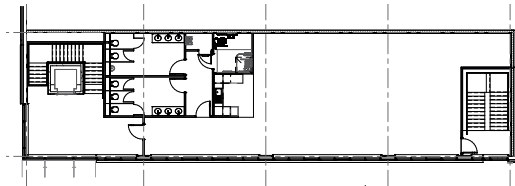
- A single storey portal framed building with integral first floor office
- Maximum floor loading of 50kN/m²
- Up to 800kva power supply available
- Fitted office accommodation including raised access floors, suspended ceilings, recessed lighting, carpeting and electric VRF / VRV heating/cooling system
- Clear warehouse internal height of 10m
- 2 dock and 2 level access doors
- 50m depth yard
- 61 car parking spaces
- 14 trailer parking spaces
- Security lighting
- Fitted EV Points
- PV panels to roof



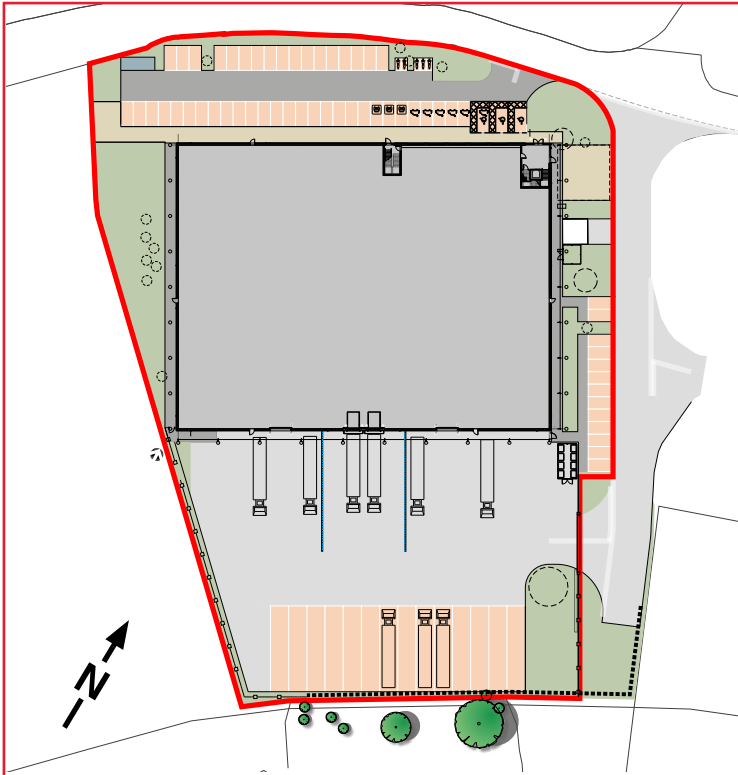
TOTAL: 44,804 SQ FT
(4,162 sq m) approx



Ground Floor Office Plan



First Floor Office Plan



North Elevation



West Elevation



South Elevation



East Elevation



Accommodation

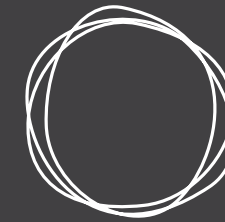
Warehouse	42,052 sq ft	3,907 sq m GIA
First Floor Offices	2,752 sq ft	255 sq m GIA
Total	44,804 sq ft	4,162 sq m GIA

Sustainability

EPC A and BREEAM 'Very Good'.

Estate occupiers include:

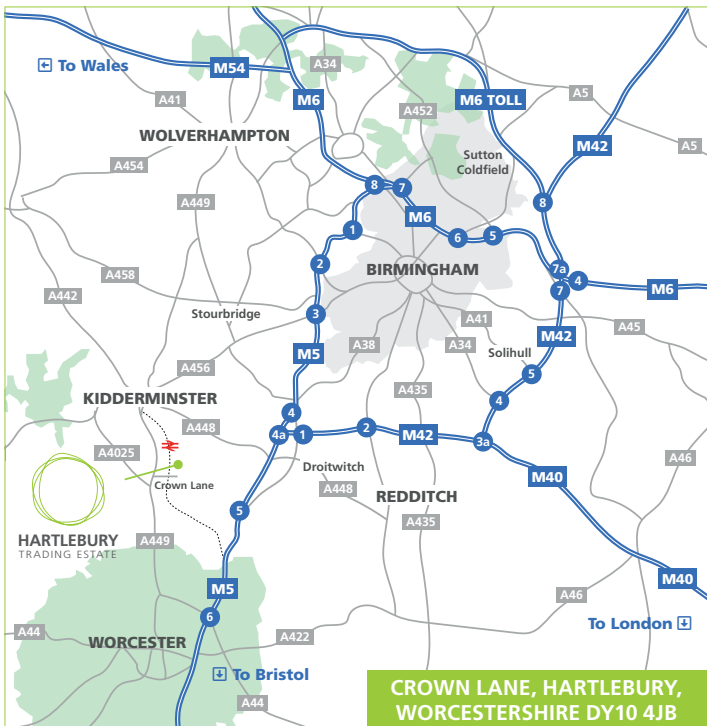
DPD	Worcestershire County Council
FedEx	AVL UK Ltd
Forest Garden	Concept Furniture
Arctic Spas	EDM
Daymark	Monosol AF Ltd



HARTLEBURY
TRADING ESTATE

**WORCESTERSHIRE'S LARGEST
TRADING ESTATE IN A PARKLAND
ENVIRONMENT WITH EASY ACCESS
TO THE MOTORWAY NETWORK**

Hartlebury Trading Estate is recognised as the premier trading destination in the Worcestershire area, with good communication links allowing easy access to the national motorway network via the M5 and M42. The Estate is directly off the A449 dual carriageway, approximately 10 miles north of J6 of the M5 motorway and 5 miles south of Kidderminster town centre.



Services

The building provides mains services including water and electricity to include a 800KVA power supply. Gas is available if required.

Planning

The property is suitable for uses falling within use classes E(g) (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

Availability

The property is available for immediate occupation.

Tenure

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

Viewings

Please contact the joint sole agents:

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Destination	Distance	Time
Worcester	11m	23mins
Kidderminster	7m	15mins
Birmingham	27m	48mins
London	132m	2hr 48mins
Bristol	73m	1hr 23mins
M5 J6	11m	18mins
M5 J5	7m	18mins
M42	11.5m	20mins
M6	25m	41mins

Misrepresentation Act 1967 IMPORTANT. These particulars do not form part of any contract. Neither Agents, are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. June 2024.

Designed and Produced by www.kubiakcreative.com 246011 06-24

hartleburytradingestate.co.uk