



TO LET

OFFICES WITH WAREHOUSE/ STORE

Unit 289 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



4,365 sqft

(405.59 sqm) Approx. Gross Internal Area

CCTV, SECURITY GUARDS AND ON-SITE ESTATE OFFICE

REFURBISHED

SUSPENDED CEILINGS, CARPETED OFFICES, KITCHEN AND WC FACILITIES

PAINTED CONCRETE FLOOR TO WAREHOUSE/STORE

FIRST FLOOR OFFICES/STORAGE AND SHOWER ROOM

AMPLE ON SITE PARKING





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 provides a two storey building comprising two large open plan offices in addition to a number of smaller offices/meeting rooms, all of which are carpeted, with recessed fluorescent lighting, warehouse/storage with roller shutter access and painted concrete floor, kitchen and WC facilities. The property provides further office/storage and a shower room at first floor level. Externally, the property is set back from the main estate road and includes ample on site parking. The estate benefits from 24 hour security, CCTV and on site estate management office.

ACCOMMODATION

	SQM	SQFT
Ground Floor	364.74	3,926
First Floor	40.85	439
TOTAL GIA	405.59	4,365

AVAILABILITY & RENTAL

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

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.

EPC

EPC Rating D

BUSINESS RATES

Rateable Value (2026) £37,750



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
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07586 632 441

OR FISHER GERMAN

Contact: Mike Price
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Ellie Fletcher
07974 431 243

Date: May 2026

SUBJECT TO CONTRACT



