



TO LET

TWO STOREY OFFICE ACCOMMODATION

Upton House, Hartlebury Trading Estate, Worcestershire, DY10 4JB



5,726 SQFT

(531.95 SQM) APPROX. GROSS INTERNAL AREA

CCTV, SECURITY GUARDS AND ON SITE ESTATE OFFICE

CARPETED THROUGHOUT

OPEN PLAN OFFICES

WC FACILITIES

CAR PARKING AREA

POTENTIAL TO SPLIT





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 detached office building comprising open plan offices and toilet facilities. The office space has LED lighting and is carpeted throughout. Externally the property benefits from ample on site parking.

ACCOMMODATION

	SQM	SQFT
Ground Floor	286.88	3,088
First Floor	245.07	2,638
Total	531.95	5,726

AVAILABILITY & RENTAL

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

BUSINESS RATES:

Rateable Value (2026) £39,750

EPC:

EPC Rating C

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 letting agents:

Harris Lamb



Contact: Neil Slade
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OR FISHER GERMAN

Contact: Mike Price
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Ellie Fletcher
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Date: May 2026

SUBJECT TO CONTRACT

