



TO LET

REFURBISHED INDUSTRIAL WAREHOUSE UNIT

Unit 13 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



12,561 sqft

(1,167sqm) Approx. Gross Internal Area

EXTENSIVELY REFURBISHED WAREHOUSE

360 CIRCULATION/ MULTIPLE DOORS AND GOOD PARKING

EXCELLENT ESTATE SECURITY PROVISIONS





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 modern, fully refurbished warehouse premises on an established industrial estate with onsite parking and yard. The unit is detached with steel truss roof and new cladding and further benefits from:

- 3 new electric roller shutter doors (4.2m w x 4.5m h)
- New roof lights
- 5.5m eaves (4.5m minimum working height)
- Painted concrete floor
- New PIR LED lighting
- Parking and 360 circulation/ yard area
- Fully refurbished ground floor offices with canteen and toilets
- Fenced and gated compound under loading canopy to gable end

ACCOMMODATION

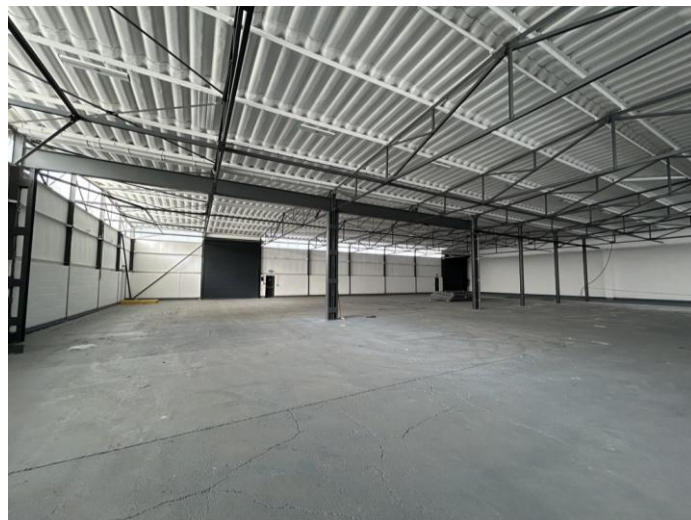
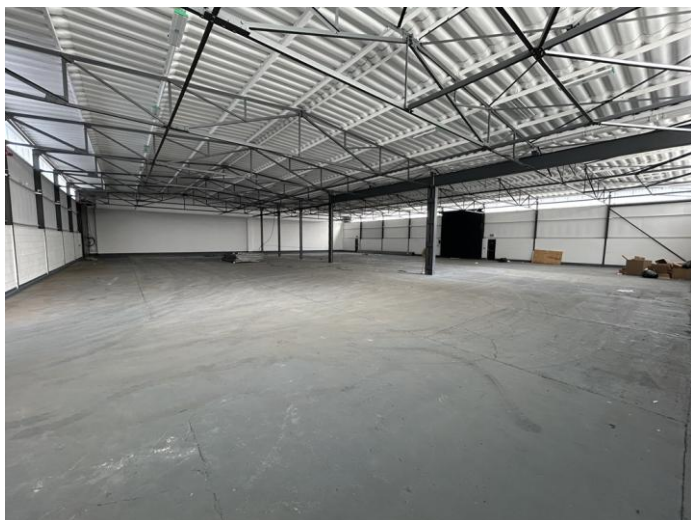
	SQM	SQFT
TOTAL GIA	1,167	12,561

AVAILABILITY & RENTAL

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

EPC:

EPC Rating B (32)





BUSINESS RATES

Rateable Value (2026) To be assessed

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 joint letting agents:

Harris Lamb



Contact: Neil Slade
Email: neil.slade@harrislamb.com
07766 470 384

Lauren Allcoat-Hatton
lauren.allcoat-hatton@harrislamb.com
07586 632 441

OR FISHER GERMAN

Contact: Mike Price
07909 596 051

Ellie Fletcher
07974 431 243

Date: May 2026

SUBJECT TO CONTRACT



