



TO LET

INDUSTRIAL/ WAREHOUSE ACCOMMODATION

Unit 27E1/2 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



8,320 sqft

(840.69 sqm) Approx. Gross Internal Area

LOFTY INDUSTRIAL/ WAREHOUSE SPACE – 8.1M EAVES (APPROX) WITH 5.7M MINIMUM HEIGHT

TWO ROLLER SHUTTER DOORS

INTEGRAL OFFICES

CCTV, SECURITY GUARDS AND ON-SITE ESTATE OFFICE





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

Unit 27E1 & 2 provides lofty warehouse space accessed by two roller shutter doors. The accommodation is laid out in two bays behind a deep forecourt. Office accommodation is provided and comprises open plan and individual offices. With toilets. Yard and parking is provided external to the property.

ACCOMMODATION

	SQM	SQFT
Warehouse	742	7,986.9
Offices	31	333.7
TOTAL GIA	773	8,320.6

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

To follow full landlord refurbishment

BUSINESS RATES

Rateable Value (2026) £45,250



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
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Lauren Allcoat-Hatton
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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



