



TO LET

INDUSTRIAL/ WAREHOUSE UNIT

Unit 18M, Hartlebury Trading Estate, Worcestershire, DY10 4JB



1,413 SQFT

(131.27 SQM) APPROX. GROSS INTERNAL AREA

CAR PARKING AND FORECOURT LOADING

CCTV, SECURITY GUARDS AND ONSITE 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 18M provides a mid terrace industrial/warehouse property of steel frame construction under a steel sheeted roof and part block/brick and profile clad elevations. The unit provides an open plan layout with painted concrete floor, LED lighting and has a clear working height of 4.5m. The unit can be accessed via a pedestrian door and one electric roller shutter door with a width of 3.8m and height of 4.42m. The unit also has a WC. Externally there is parking to the front of the unit and the ability to load and unload from the front.

ACCOMMODATION

	SQM	SQFT
Total GIA	131.27	1,413

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) To be separately assessed

EPC:

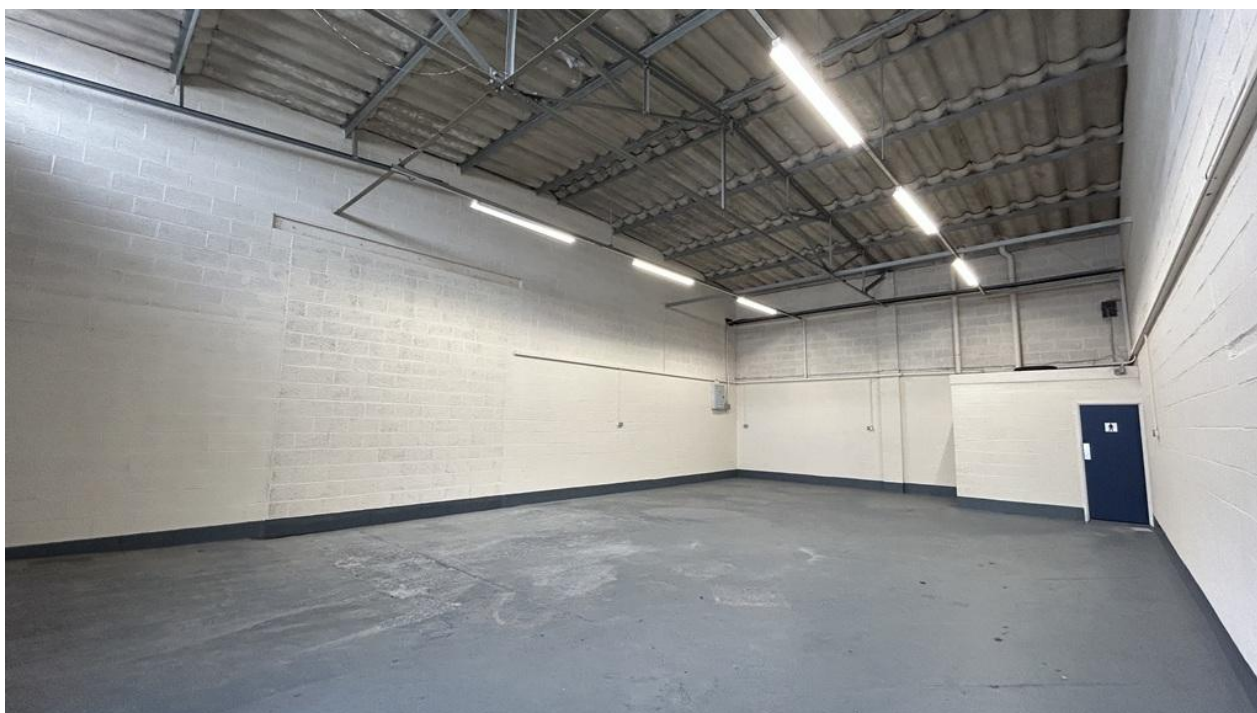
EPC Rating **B** (44)

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

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Ellie Fletcher
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Date: May 2026



