



TO LET

INDUSTRIAL/ WAREHOUSE ACCOMMODATION

Unit 17D Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



7,994 sqft

(738 sqm) Approx. Gross Internal Area

2 X ROLLER SHUTTER ACCESS PROVIDING "IN AND OUT" ACCESS

4.5M MINIMUM WORKING HEIGHT

OFFICES AND TOILET ACCOMMODATION

CAR PARKING/LOADING AREA

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 17D provides an end of terrace industrial/warehouse property of light steel frame construction, part clad and part brick/blockwork elevations and a concrete floor. The warehouse provides a minimum working height of 4.5m, LED lighting, painted concrete floor and 2 x roller shutter doors to provide an in and out loading. Offices are provided with integral kitchen and WCs, with the offices providing lighting and electric heating. Car parking/yard area is provided to the front and two sides of the property.

ACCOMMODATION

	SQM	SQFT
Warehouse	689	7,416
Offices	49	527
TOTAL GIA	738	7,944

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

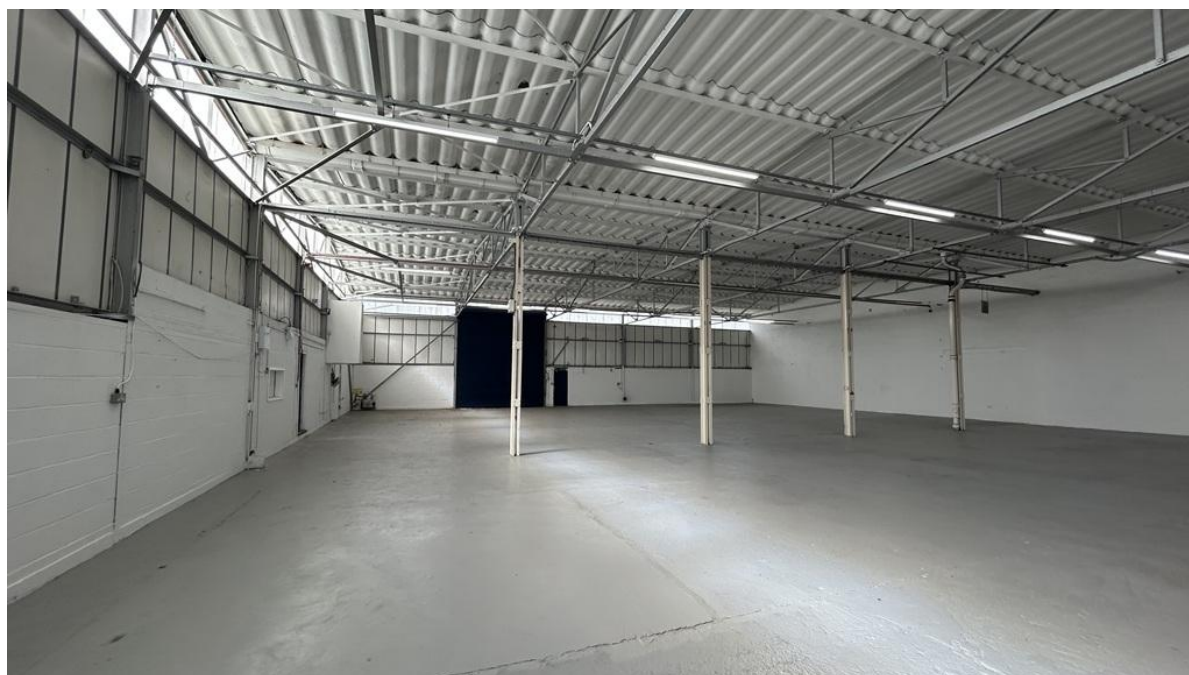
The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

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) £50,500

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





