



TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT WITH OFFICES

Unit 314 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



43,967 sqft

(4085 sqm) Approx. Gross Internal Area

8m MINIMUM WORKING HEIGHT

3 LEVEL ACCESS DOORS & GOOD YARD/PARKING PROVISION

SUBSTANTIAL POWER SUPPLY AVAILABLE

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

The property comprises a modern warehouse/ manufacturing building incorporating good quality two storey offices with kitchen and breakout areas. The property is understood to provide:

- Up to 500kva power supply available
- Fitted office accommodation including raised access floors, suspended ceilings and recessed lighting
- Clear warehouse internal height of 8m
- 3 level access doors
- Excellent onsite parking
- LED lighting

The unit is to undergo a light refurbishment and will be ready for occupation Summer 2026.

ACCOMMODATION

	SQM	SQFT
Warehouse	3,349	36,047
GF Offices & Stores	735	7,911
First Floor Offices	318	3,423
TOTAL GIA	4,085	43,937

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 (45)





BUSINESS RATES

Rateable Value (2026) £290,000

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



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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





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