



TO LET

INDUSTRIAL WAREHOUSE UNIT WITH OFFICES

Unit 18G/H Hartlebury Trading Estate, Worcestershire DY10 4JB



10,416 SQFT

(967.65 SQM) APPROX. GROSS INTERNAL AREA

INCLUDES OFFICES 1,411 SQ FT (131.04 SQ M)

3 ROLLER SHUTTER ACCESS DOORS

CLEAR WORKING HEIGHT OF APPROXIMATELY 4.30 METRES

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

A steel framed unit with recently fitted modern office facilities. Good natural light, a new roof with insulation, three roller shutter doors and male & female toilets.

ACCOMMODATION

	SQM	SQFT
TOTAL GIA	967.65	10,416

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) £68,000

EPC:

EPC Rating D (83)

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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07766 470 384

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OR FISHER GERMAN

Contact: Mike Price
07909 596 051

Ellie Fletcher
07974 431 243

Date: May 2026

SUBJECT TO CONTRACT



