



TO LET

INDUSTRIAL WAREHOUSE UNIT WITH OFFICE

Unit 40 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



4,416 sqft

(410 sqm) Approx. Gross Internal Area

WORKING HEIGHT OF 4.3M

3 PHASE ELECTRIC

PARKING TO THE FRONT FOR APPROXIMATELY 13 VEHICLES





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 is of full height brick with pitched tiled roof, providing warehouse space with a working height of 4.3m, concrete floor, LED lighting, 3 phase electric and one electric roller shutter door. The office is open plan and benefits from carpet, heat/cool unit, suspended ceiling, double glazing and lighting. Additionally, there is WC facilities and kitchen. There is parking to the front for approximately 13 vehicles and a loading apron.

ACCOMMODATION

	SQM	SQFT
TOTAL GIA	410	4,416

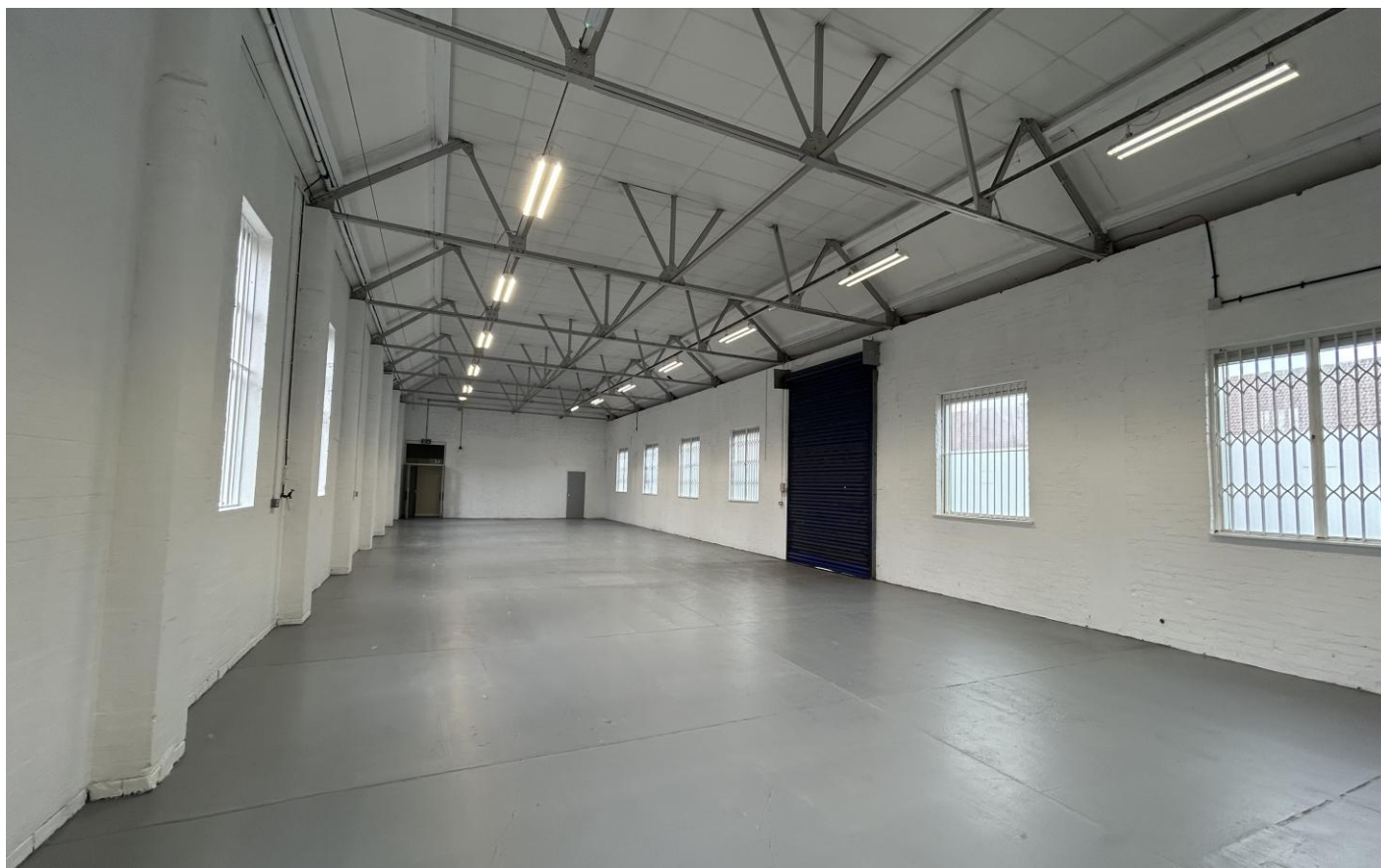
AVAILABILITY & RENTAL

The subject property is available on a new full repairing and insuring lease on terms to be agreed.

Quoting rent £7.25 per sqft, per annum, exclusive.

EPC:

EPC Rating E (120)





BUSINESS RATES

Rateable Value (2026) £28,750

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



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





