



TO LET

INDUSTRIAL WAREHOUSE UNIT WITH OFFICES

Unit 290 Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



4,847 sqft

(450 sqm) Approx. Gross Internal Area

3 PHASE ELECTRIC

PARKING FOR APPROXIMATELY 40 VEHICLES

CLEAR HEIGHT OF 3.77M





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 290 comprises a single storey warehouse/industrial building with attached offices. The warehouse is constructed in masonry and gives a clear height of 3.77m. Access is by an electric roller shutter door (3.7 w x 3.58 h). The warehouse comprises concrete floor, lighting, double glazed windows, 3 phase electric and stud partitioned storage rooms. The office area is separate to the main warehouse and is split into a reception and four offices. These benefit from suspended ceilings, wall trunking, double glazing, electric heating and lighting. Male and female toilets as well as a kitchen are provided.

Externally there is a loading apron as well as parking for approximately 40 vehicles.

ACCOMMODATION

	SQM	SQFT
TOTAL GIA	450	4,847

AVAILABILITY & RENTAL

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

Quoting rent £7.50 per sqft, per annum, exclusive.

EPC:

EPC Rating E (106)





BUSINESS RATES

Rateable Value (2026) £32,000

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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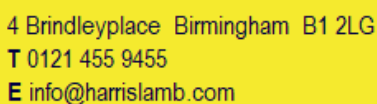
Date: May 2026

SUBJECT TO CONTRACT









Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

© The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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