



TO LET

NEW MANUFACTURING / DISTRIBUTION WAREHOUSE AND OFFICE AVAILABLE FOR IMMEDIATE OCCUPATION

Hartlebury 45, Hartlebury Trading Estate, Hartlebury, Worcestershire DY10 4JB



44,804 sqft

(4,162 sqm) Approx. Gross Internal Area

UP TO 800 KVA POWER SUPPLY AVAILABLE

61 CAR PARKING SPACES

CLEAR WAREHOUSE INTERNAL HEIGHT OF 10M

2 DOCK AND 2 LEVEL ACCESS DOORS

50M DEPTH YARD





LOCATION

Worcestershire's largest trading estate in a parkland environment with easy access to the motorway network. Hartlebury Trading Estate is recognised as the premier trading destination in the Worcestershire area, with good communication links allowing easy access to the national motorway network via the M5 and M42. The Estate is directly off the A449 dual carriageway, approximately 10 miles north of J6 of the M5 motorway and 5 miles south of Kidderminster town centre.

SPECIFICATION

- A single storey portal framed building with integral first floor office
- Maximum floor loading of 50kN/m2
- Up to 800kva power supply available
- Fitted office accommodation including raised access floors, suspended ceilings, recessed lighting, carpeting and electric VRF / VRV heating/cooling system
- Clear warehouse internal height of 10m
- 2 dock and 2 level access doors
- 50m depth yard
- 61 car parking spaces
- 14 trailer parking spaces
- Security lighting
- Fitted EV Points
- PV panels to roof

ACCOMMODATION

	SQFT	SQM
Warehouse	42,052	3,907
First Floor Offices	2,752	255
TOTAL GIA	44,804	4,162





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) – On application

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:



Contact: Neil Slade
Email: neil.slade@harrislamb.com
07766 470 384

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07586 632 441

OR FISHER GERMAN

Contact: Mike Price
07909 596 051

Ellie Fletcher
07974 431 243

Date: May 2026

SUBJECT TO CONTRACT



