



EAST

HARTLEBURY
TRADING ESTATE

HARTLEBURY 45

WORCESTERSHIRE DY10 4JB

TO LET 44,804 SQ FT (4,162 SQ M) APPROX
AVAILABLE FOR IMMEDIATE OCCUPATION
New manufacturing / distribution warehouse and office
Up to 800 KVA power supply available



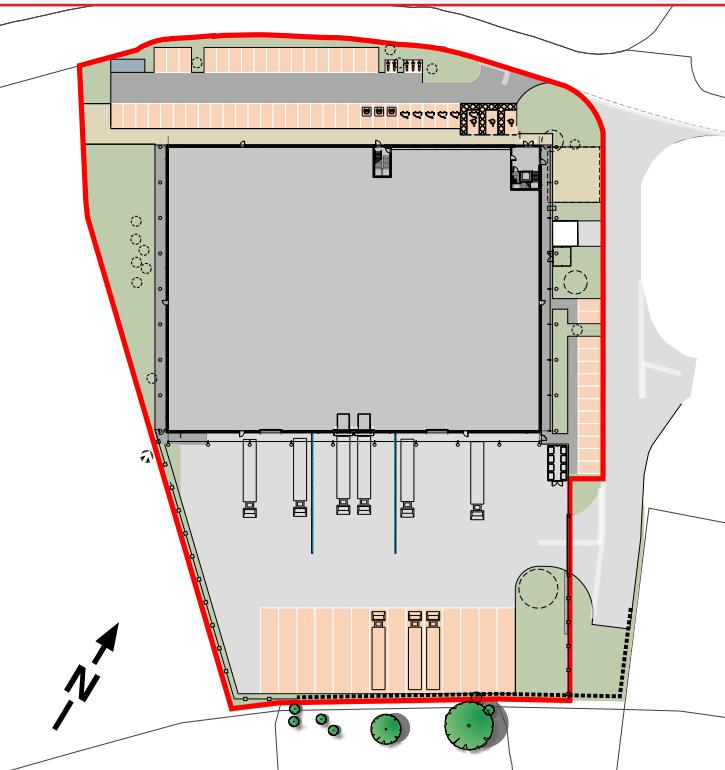
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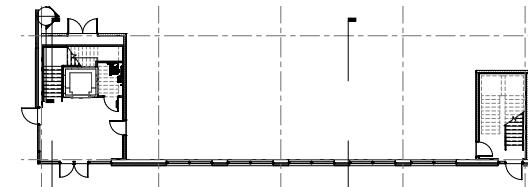
Specification:

- 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

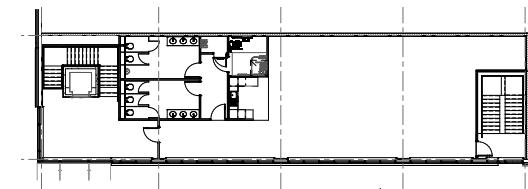




**TOTAL: 44,804 SQ FT
(4,162 sq m) approx**



Ground Floor Office Plan



First Floor Office Plan



North Elevation



West Elevation



South Elevation



East Elevation



Accommodation

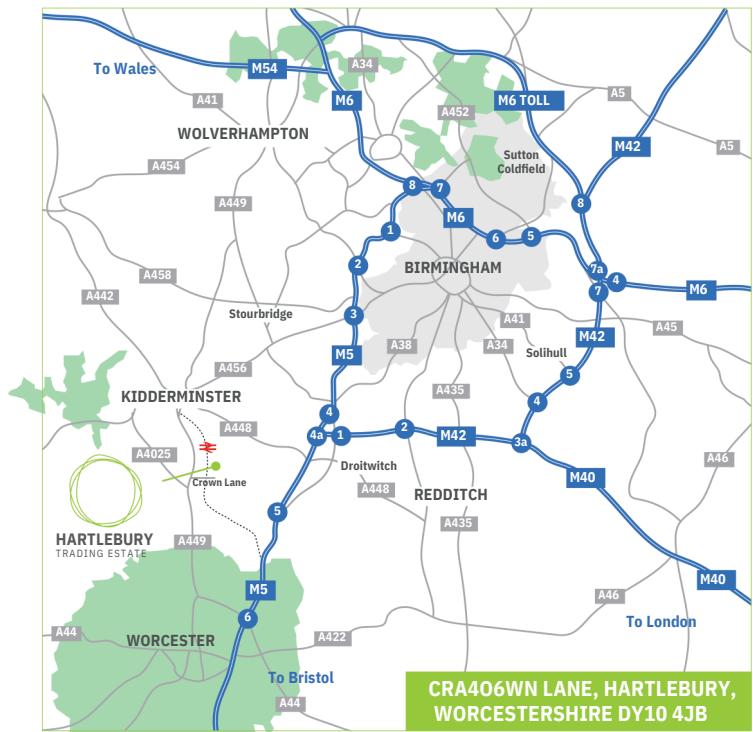
| | | |
|---------------------|---------------------|-----------------------|
| Warehouse | 42,052 sq ft | 3,907 sq m GIA |
| First Floor Offices | 2,752 sq ft | 255 sq m GIA |
| Total | 44,804 sq ft | 4,162 sq m GIA |

Sustainability

EPC A and BREEAM 'Very Good'.

Estate occupiers include:

| | |
|---------------|-------------------------------|
| DPD | Worcestershire County Council |
| FedEx | AVL UK Ltd |
| Forest Garden | Concept Furniture |
| Arctic Spas | EDM |
| Daymark | Monosol AF Ltd |



Services

The building provides mains services including water and electricity to include a 800KVA power supply. Gas is available if required.

Planning

The property is suitable for uses falling within Use classes.
E(g) (Light Industrial),
B2 (General Industrial) and
B8 (Storage or Distribution).

Availability

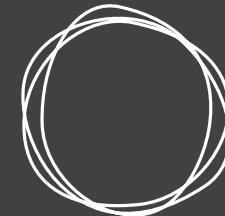
The property is available for immediate occupation.

Tenure

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

Misrepresentation Act 1967 IMPORTANT. These particulars do not form part of any contract. Neither Agents, are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. July 2024.

Designed and Produced by www.kubiakcreative.com 256600 08-25



HARTLEBURY
TRADING ESTATE

**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.

| Destination | Distance | Time |
|---------------|----------|------------|
| Worcester | 11m | 23mins |
| Kidderminster | 7m | 15mins |
| Birmingham | 27m | 48mins |
| London | 132m | 2hr 48mins |
| Bristol | 73m | 1hr 23mins |
| M5 J6 | 11m | 18mins |
| M5 J5 | 7m | 18mins |
| M42 | 11.5m | 20mins |
| M6 | 25m | 41mins |

hartleburytradingestate.co.uk