



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





**EAST**  
HARTLEBURY

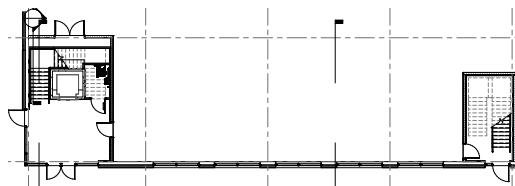
## HARTLEBURY 45

### Specification:

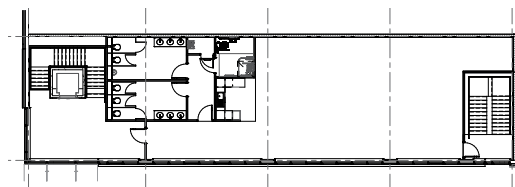
- A single storey portal framed building with integral first floor office
- Maximum floor loading of 50kN/m<sup>2</sup>
- Up to 800kva power supply available
- Fitted office accommodation including raised access floors, suspended ceilings, recessed lighting, carpeting and electric VRF / VRV heating/cooling 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



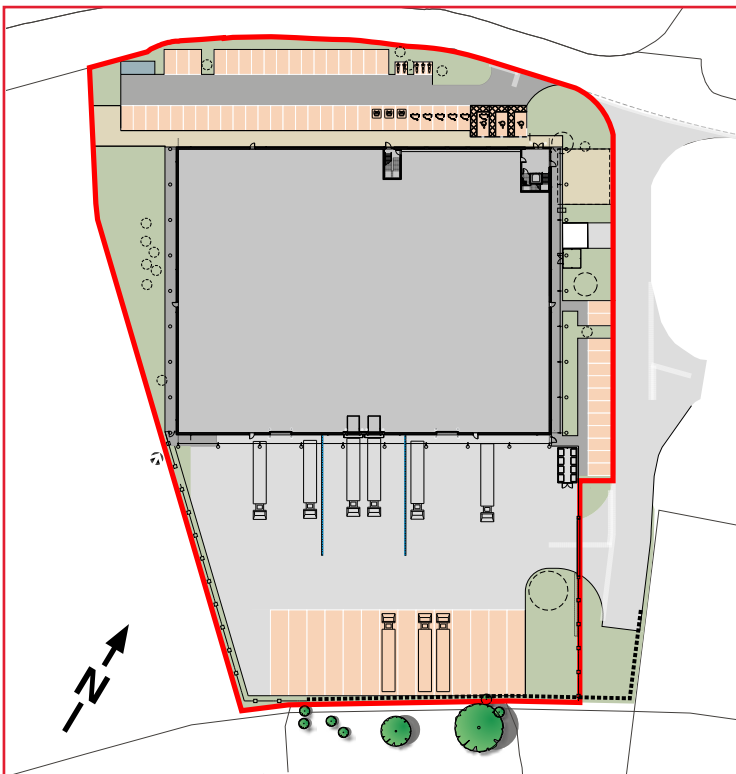
**TOTAL: 44,804 SQ FT**  
(4,162 sq m) approx



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
<b>Total</b>	<b>44,804 sq ft</b>	<b>4,162 sq m GIA</b>

## 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







## 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.

### Services

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

### Planning

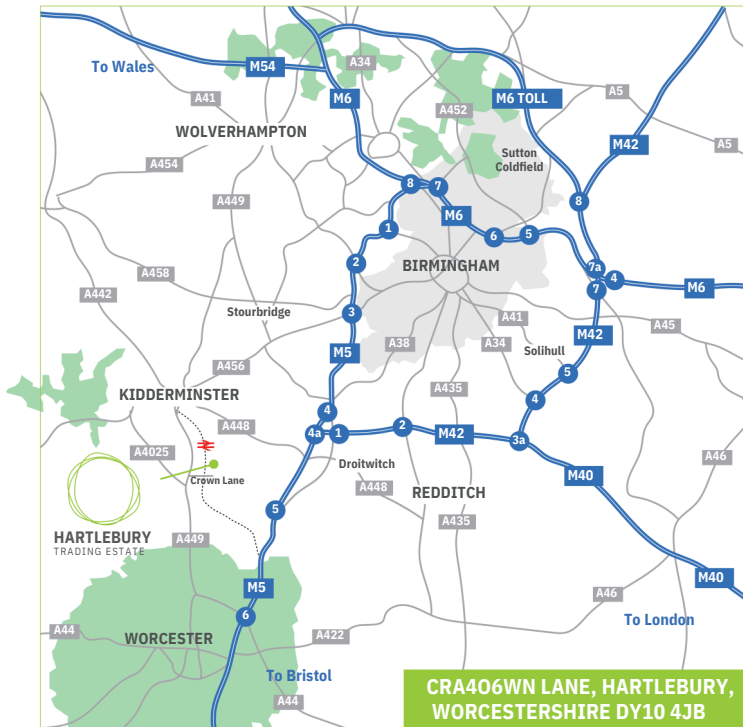
The property is suitable for uses falling within Use classes.  
E(g) (Light Industrial),  
B2 (General Industrial) and  
B8 (Storage or Distribution).

### 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.



CRA406WN LANE, HARTLEBURY,  
WORCESTERSHIRE DY10 4JB

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

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