



TO LET (MAY SELL)

INDUSTRIAL WAREHOUSE PREMISES & EXTENSIVE YARD

Unit 115 Oak Drive Hartlebury Trading Estate, Worcestershire DY10 4JB



29,657 sqft on 1.9 acres (approx)

(1,459 sqm) approx. Gross Internal Area

REFURBISHED INDUSTRIAL PROPERTY WITH HIGH QUALITY FITTED OFFICES

EXTENSIVE REAR YARD AREA WITH NEW ELECTRIC GATE

ESTATE PROVISIONS INCLUDE CCTV, ANPR SYSTEM AND ONSITE SECURITY/MANAGEMENT OFFICE





LOCATION

Hartlebury Trading Estate is the largest self-contained Estate in Worcestershire and is located on Crown Lane, Hartlebury, 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 unit has seen an extensive refurbishment and broadly provides:

- Two bay portal frame with front extension
- Refurbished roof with new translucent roof lights
- Concrete floor
- Two recently installed electric roller shutter doors (6.5mw x 4.8mh and 4.0mw x 4.8mh)
- 2 x gas fired blower heaters to warehouse
- New LED warehouse lighting
- Mezzanine floor
- Modern warehouse welfare block (with toilets and kitchen)
- 5.6m eaves to main warehouse with 4.3m minimum working height.
- Newly clad to all elevations
- High quality, integral offices to ground and first floor including atrium reception, welfare facilities and open plan offices.
- Offices fitted with underfloor heating, comfort cooling, new double-glazed windows, bespoke oak staircase and high quality fitted welfare units.
- Onsite parking and extensive rear yard with fencing and new electric gate.

ACCOMMODATION

	SQM	SQFT
Warehouse	2,458.1	26,458.0
Mezzanine	32.3	347.6
GF/FF Offices	264.9	2,851.4
TOTAL GIA	2755.3	29,657.0

We understand the rear yard area extends to 0.82 acres approx excluding the service road. A right of way in favour of the landlord is provided for purposes of access to estate drainage.

AVAILABILITY

The property is available from February 2024 on a leasehold or freehold basis.

The property is available as a whole off a guide rent of £225,000 per annum exclusive, with consideration to letting of the property excluding the yard off a reduced rental – guide on application.

A consideration to a sale of the whole on a freehold basis may be considered. Guide price on application.



BUSINESS RATES

2023 Rateable Value of £120,000 (Warehouse & Premises)

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

EPC Rating D-89

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 agents:

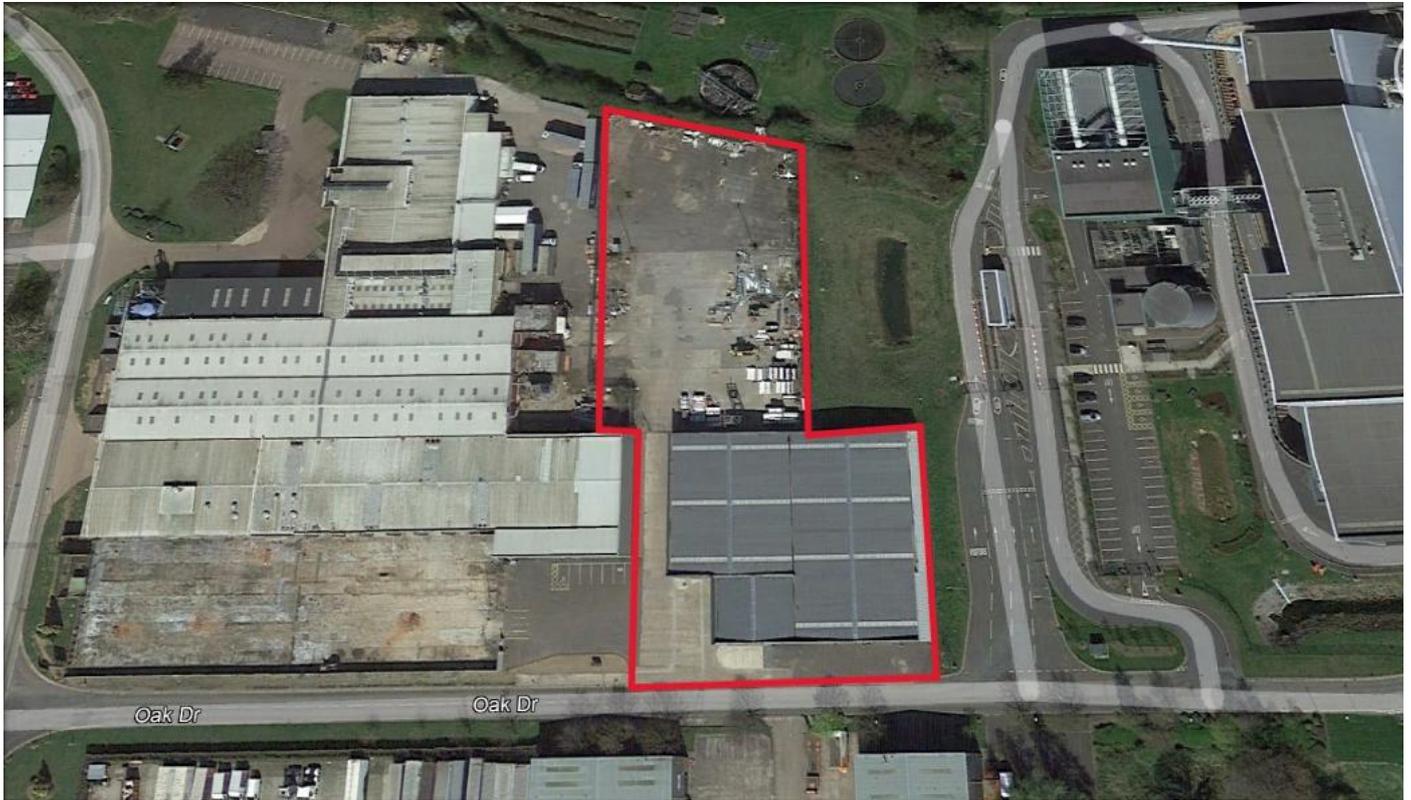
HARRIS LAMB

Tel: 0121 455 9455
Contact: Neil Slade / Sara Garratt
Email: neil.slade@harrislamb.com/ sara.garratt@harrislamb.com
Date: January 2024

SUBJECT TO CONTRACT



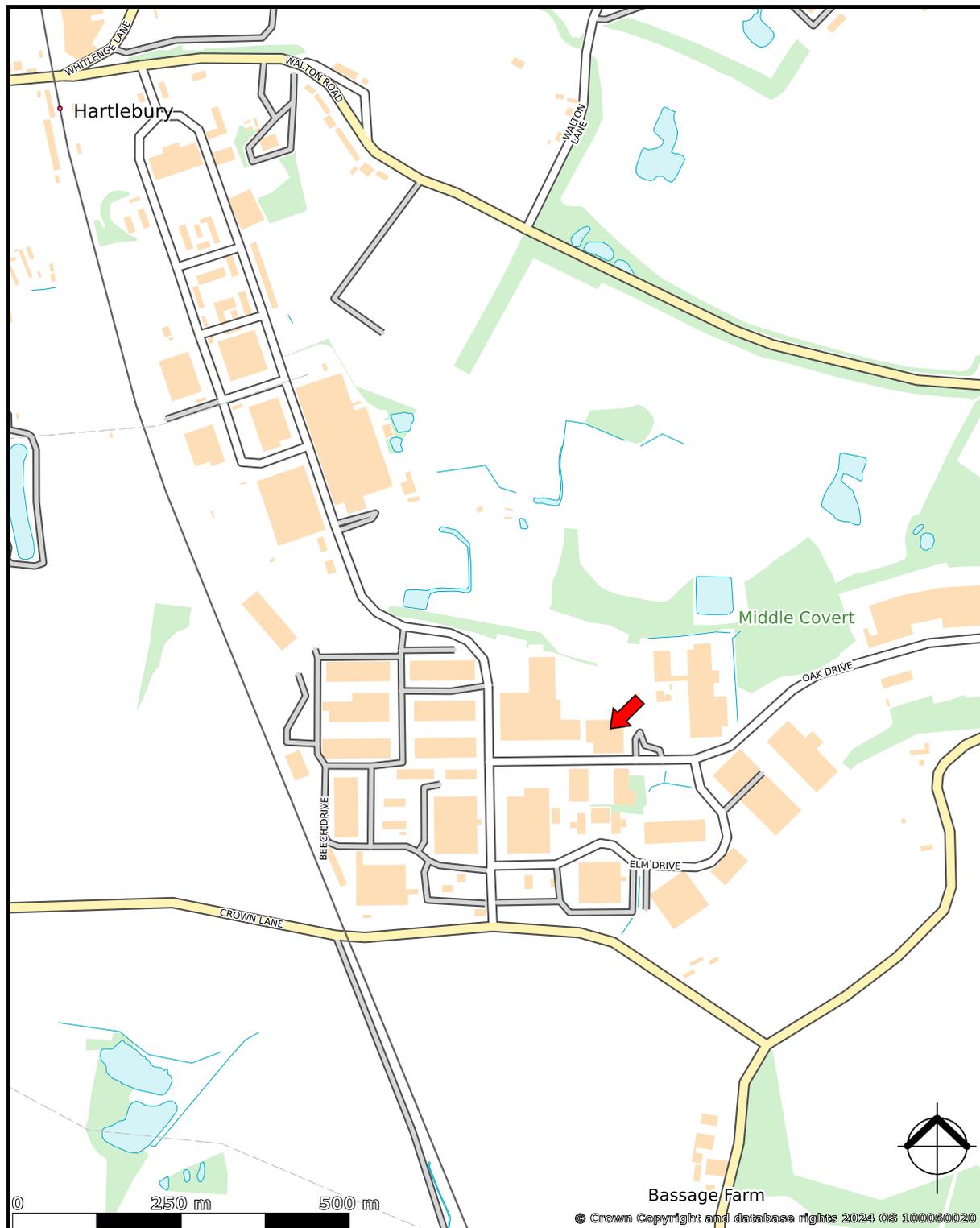






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Plotted Scale - 1:1,250



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Plotted Scale - 1:9,120