

UNIT 18N CENTRAL



1,412 SQ FT (131.18 SQ M) INDUSTRIAL/WAREHOUSE UNIT

- Single roller shutter door
- Mid terrace industrial/warehouse unit
- Car parking and forecourt loading
- CCTV, security guards and on site Estate Office

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. Unit 18N is located in the central section of the estate.

DESCRIPTION

Unit 18N provides a mid terrace industrial/warehouse property of steel frame construction under a steel sheeted roof and part block/brick and profile clad elevations. The unit provides an open plan layout with a minimum eaves height of 4.61m to the underside of the haunch. The unit can be accessed via both a pedestrian door and roller shutter with a width of 3.65m and height of 4.42m. The unit is lit by fluorescent strip lighting and also provides a small carpeted office to the front along with a WC located at the rear. Externally there is parking to the front of the unit and the ability to load and unload from the front. The estate benefits from 24 hour security, CCTV and an on site estate management office.

TERMS

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

SERVICES

The agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own.



SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas and security. Further details are available from the agents.

RENT

Quoting rent on application.

EPC

EPC Rating: TBC

RATES

Rateable Value (2019-2020): £7,600

Insertion date 20/9/19. Subject to Contract.

ACCOMMODATION

Industrial Unit

1,412 sq ft 131.18 sq m

All areas are Gross Internal Areas (GIA).

