

Unit 111 Hartlebury Trading Estate, Hartlebury, Kidderminster DY10 4JB

Colliers

FOR SALE / TO LET

70,522 sq ft on approx. 3.83 acres



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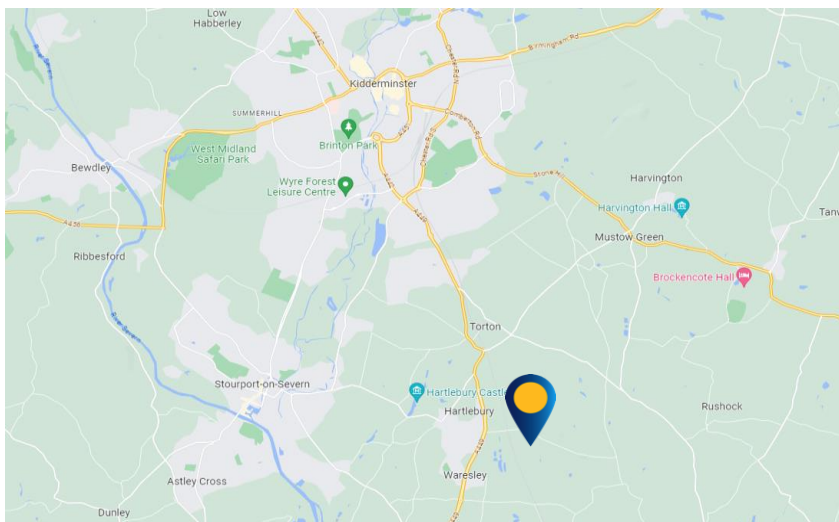
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Location

The premises is situated on the well-established Hartlebury Trading Estate in Worcestershire. Recognised as a premier trading destination, the estate benefits great local and national communication links. Located directly off the A449 dual carriageway, access to the national motorway network can be gained at J6 of the M5, approximately 10 miles to the south. Whilst Kidderminster town centre is 5 miles to the north. Local transport links nearby include Hartlebury rail station, which provides direct rail links to Birmingham, Worcester and Solihull.

Occupiers who operate at Hartlebury Trading Estate include DPD, FedEx, Forest Garden, Arctic Spas, AVL UK Ltd and Worcestershire County Council amongst others.



Description

The premises comprises a semi-detached steel portal framed warehouse, which benefits the following specification:

- 5 principal warehouse bays to include production, storage and showroom space
- Recent extension completed to the front of the property
- Further extension to the rear of the property, which has not been completed – steel portal frame has been erected
- Eaves height: 3.8m to 5m
- Level access loading doors
- Two storey offices and staff welfare facilities
- Secure concrete yard to the rear (25m depth)
- Large dedicated car park
- 37.5% Site coverage.

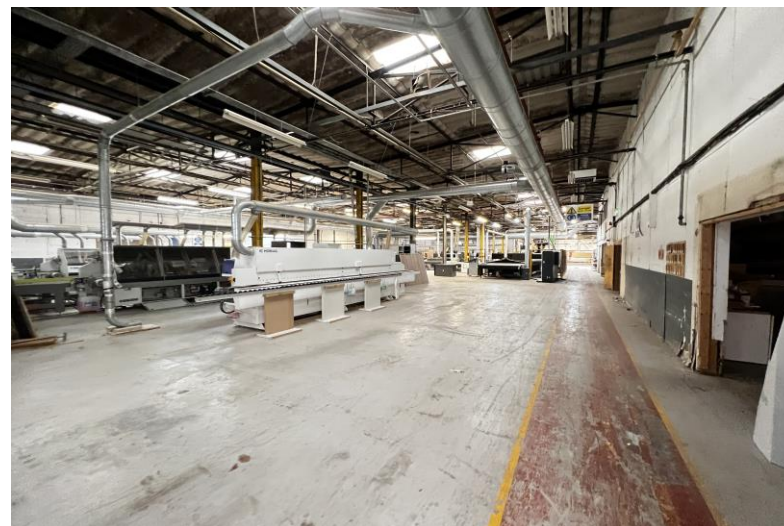


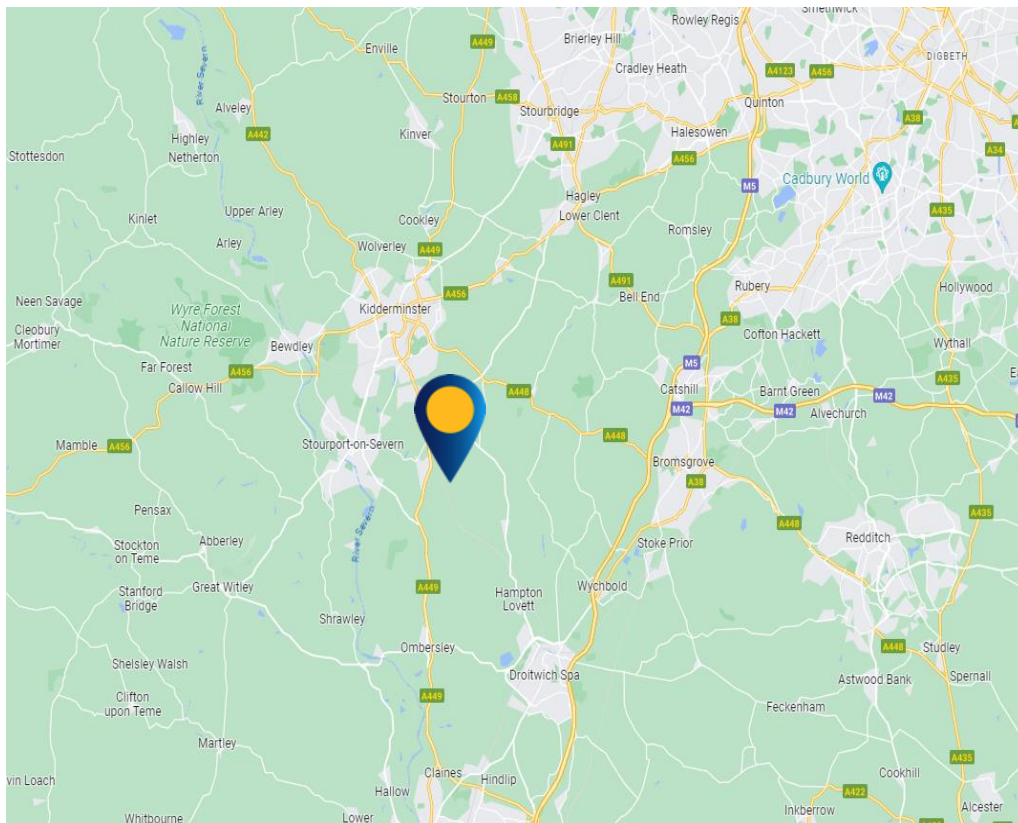
Floor Areas

The existing property has the following approximate Gross Internal Floor Areas:

ACCOMMODATION (GIA)		
	SQ FT	SQ M
GF Production, Storage & Staff Welfare Facilities	60,329	5,604.75
FF Offices & Storage	10,192	946.95
Total	70,522	6,551.70

The construction of a further extension to the rear of the property has commenced, with the foundations and steel portal frame in place and subsequently paused. The proposed extension is to provide an additional c.5,000 sq ft of storage space across the GF and FF levels.





Tenure

The property is available by way of a new lease or Freehold sale with vacant possession.

Planning

The site benefits from existing planning permission for Class E, B2 and B8 uses.

Energy Performance Certificate

The property has an EPC rating of D-92. Further information is available on request.

Service Charge

There is a contribution to the estate service charge for the services provided on the estate. The annual cost is to be confirmed.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

The subject property is elected for VAT.

Contact

For further information and arranging inspections, please contact the sole agents:

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Disclaimer

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ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the transaction is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyer/funder/lessee.