

# Unit 1, Wilden Business Park

Wilden Lane, Kidderminster, DY13 9LW

Leasehold  
Industrial/Warehouse Unit

5,085 Sq Ft (472 Sq M)



**To Let | £35,600 pa**



Amenities



## Unit 1, Wilden Business Park

5,085 Sq Ft (472 Sq M)

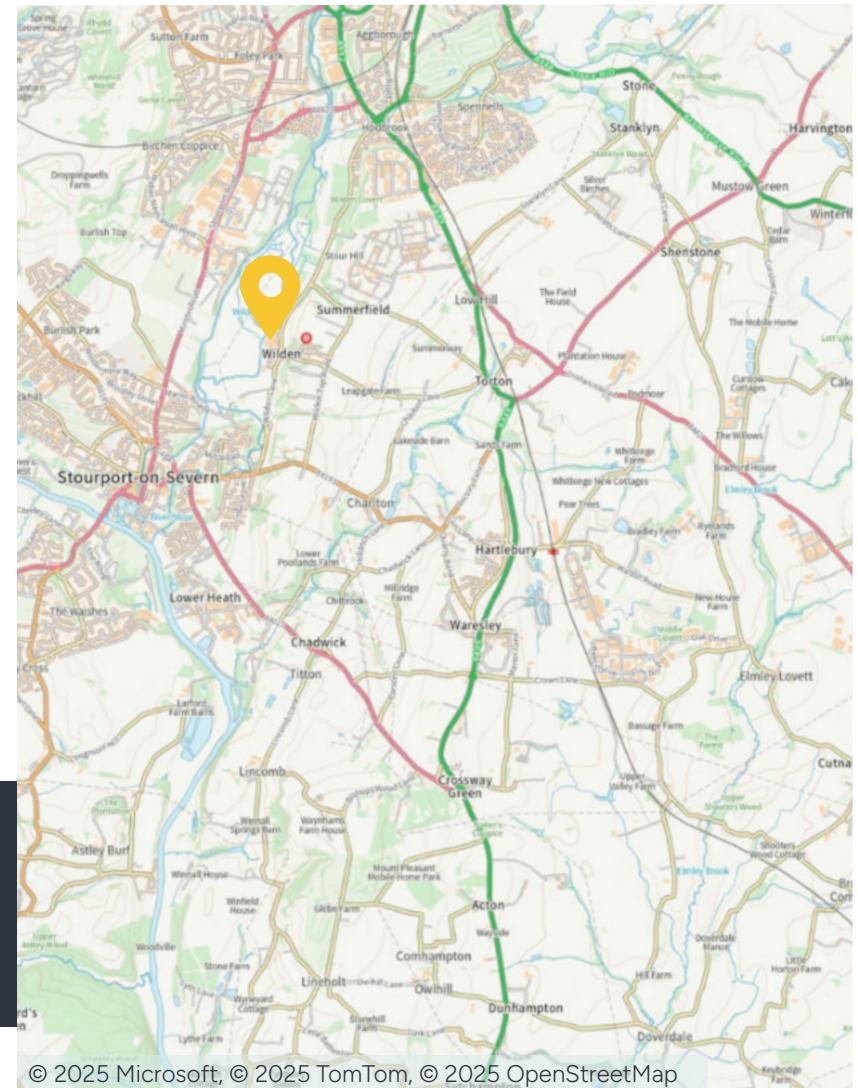
### Description

Unit 1 comprises an end terrace industrial/warehouse unit of steel portal frame construction with concrete flooring. The property benefits from two roller shutter doors to the front, a further internal roller shutter door, 3 phase electric, lighting and small yard to the front with parking for approx. 3 vehicles.

The unit could be taken on its own or alongside Unit 2 which provides an additional 10,823 sq ft (1,005 sq m) of warehouse accommodation and demised yard space.

## Location

Wilden Business Park is an established industrial base developed from the historic Wilden Iron Works, now comprising of a multi-let industrial site. It is located on the outskirts of Kidderminster, in Worcestershire. The estate is accessible via the A456, A442, and A449, which in turn provide access to the M54 motorway to the north and M5 motorway to the east.



## Accommodation

Description	Sq Ft	Sq M
Unit 1	5,085	472

### Locations

Kidderminster: 3.5 miles  
Worcester: 12.6 miles  
Birmingham: 21.3 miles

### Nearest station

Kidderminster: 2.8 miles

### Nearest airport

Birmingham International: 36.5 miles

## Further information

### Guide Rent

£35,600 per annum exclusive of VAT.

### Tenure

The property is available to let by way of a new full repairing and insuring lease for a term of years to be negotiated.

### Business Rates

Rateable Value: The Rateable Value is currently assessed with for Units 1-4 collectively. It is recommended that they are reassessed upon occupation.

2025/2026 rates payable 55.5p in the £.

### Services

We understand that all mains services are available.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

To be reassessed upon completion of refurbishment works.

### Legal Costs

A contribution of £500 plus VAT will be payable towards the landlord's legal costs.

### Service Charge

The tenant will pay an estate service charge relating to the maintenance of the common parts.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

### VAT

VAT is chargeable in respect of this transaction.

### Viewings

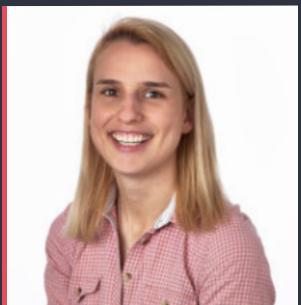
By prior arrangement with the sole agents.



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Lauren Allcoat-Hatton**

01905 728 449

[lauren.allcoat-hatton@fishergerman.co.uk](mailto:lauren.allcoat-hatton@fishergerman.co.uk)



**Sophie Newton**

01905 459 474

[sophie.newton@fishergerman.co.uk](mailto:sophie.newton@fishergerman.co.uk)

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated June 2024.



This brochure is fully recyclable

[fishergerman.co.uk](http://fishergerman.co.uk)