

**fisher  
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# Unit 5, Wilden Business Park

Wilden Lane, Kidderminster, DY13 9LW

Leasehold  
Industrial/Warehouse  
Unit with Canopy

10,917 Sq Ft (1,014 Sq M)



**To Let** | £55,000 pa



## Amenities



Parking



Roller Shutter



24/7 Access

## Unit 5, Wilden Business Park

10,917 Sq Ft (1,014 Sq M)

### Description

Unit 5 comprises a mid terrace industrial/warehouse unit of steel portal frame construction with concrete flooring, pitched roof, and 6.2m eaves height. The property benefits from an electric roller shutter door to the front of the unit 4m (w) x 4.5m (h), 3 phase electric, LED lighting and a gated covered canopy to the front.

Ample on site parking is available.

## 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
Warehouse	7,980	741
Canopy	2,937	273
<b>Total</b>	<b>10,917</b>	<b>1,014</b>

### Locations

Kidderminster: 3.5 miles

Worcester: 12.6 miles

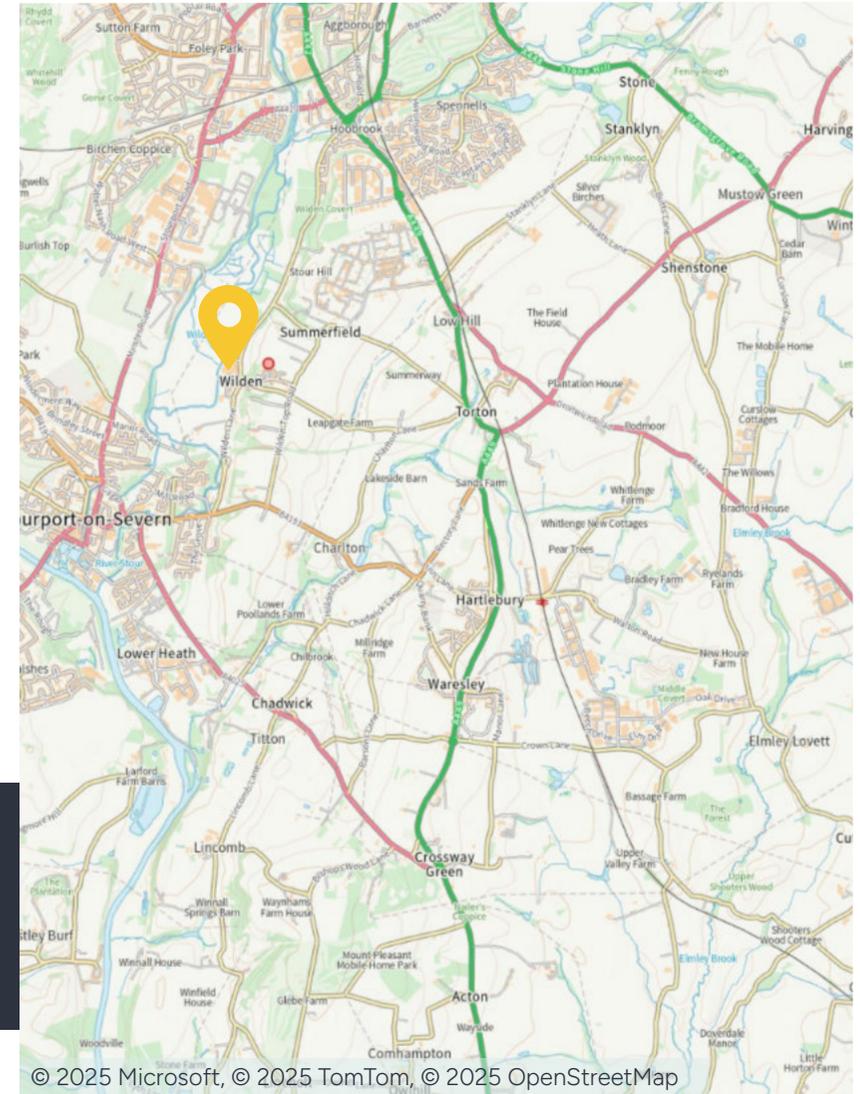
Birmingham: 21.3 miles

### Nearest station

Kidderminster: 2.8 miles

### Nearest airport

Birmingham International: 36.5 miles



## Further information

### Guide Rent

Year 1: £55,000 per annum exclusive of VAT

Years 2 & 3: £58,000 per annum exclusive of VAT

Years 4 & 5: £61,500 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: £43,250

2025/2026 rates payable 49.9p 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

The EPC rating is B.

### 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.

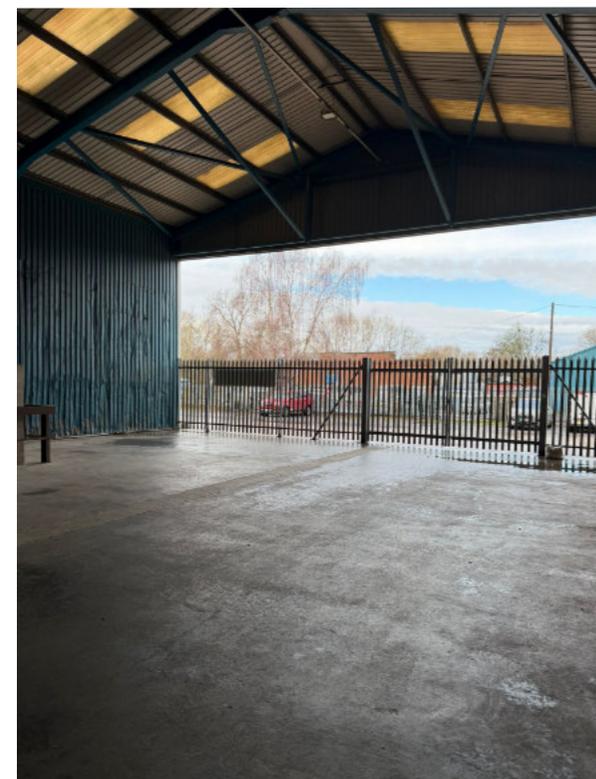
The landlord may also request a 3 or 6 month deposit.

### 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:



**Ellie Fletcher**

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Particulars dated November 2025. Photographs dated November 2025/January 2026.



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