

TO LET

High quality first floor office on
established business park
3,990 Sq Ft (370.65 Sq M)

Handelsbanken

MERCIAN
GROUP

Unit 4, The Triangle,
Wildwood Drive, Worcester, WR5 2QX

UNIT 4, THE TRIANGLE



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High quality first floor office on established business park.

- 3,990 sq ft (370.65 sq m)
- Mix of open plan & cellular offices
- Modern
- 16 car parking spaces
- Comfort cooling & heating system
- EPC rating B
- Suspended ceilings & double glazing
- Close to J6 & J7 of the M5



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Approximate Travel Distances



Locations

- J6 of the M5 - 2.6 miles
- Worcester - 3.3 miles
- Birmingham - 28.2 miles

Location

The Triangle off Wildwood Drive is located immediately off the A4440 Swinesherd Way and Nunnery Way, between Junctions 6 and 7 of the M5 motorway. All major routes are easily accessible, and the city centre is only 2.9 miles away.

The property is well placed for access to public transport with bus stops located along Wildwood Drive and the neighbouring Spetchley Road. Train services are available from Parkway Station, Worcester Foregate and Shrub Hill stations.

Description

The self-contained modern first floor office provides a mix of open plan and cellular office space together with kitchen and WC facilities. The property benefits from 16 designated car parking spaces, comfort cooling and heating system, good natural light, suspended ceilings and double glazing. The property is situated on a managed estate with barrier entry system.

Accommodation

Floor	Description	Sq M	Sq Ft
First	Offices	370.65	3,990



Nearest Station

- Shrub Hill - 2.6 miles



Nearest Airport

- Birmingham Int - 34.4 miles

Rent

£15.00 per sq ft exclusive of VAT.

Tenure

The property is available on a new lease on terms to be agreed.

Business Rates

Rateable Value - The first floor is currently assessed as individual private offices. To be reassessed upon occupation.

2022/2023 Rates Payable 49.9p in the £.

Service Charge

The lease will incorporate a service charge provision to cover the maintenance of the building and the estate.

Insurance

The landlord insures the property and recovers the cost from the tenant.

Services

We understand that mains services are available to the property including water and electric.

Legal Costs

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

References/Deposit

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

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

EPC

Energy Performance Rating B.

Anti Money Laundering

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

VAT

VAT is chargeable in respect of this transaction.

Viewings

By prior arrangement with the agent.



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