

**fisher  
german**

# Unit 4, The Triangle

Wildwood Drive, Worcester, WR5 2QX

Leasehold  
High quality first floor offices  
on established business park

3,990 Sq Ft (370.65 Sq M)



**To Let | £15 per sq ft**



## Amenities



Open Plan &  
Cellular Offices



Comfort  
Cooling



Suspended  
Ceilings



Double  
Glazing



Parking



M5 J6 & J7

## Unit 4, The Triangle

3,990 Sq Ft (370.65 Sq M)

### 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.

## 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.

## Accommodation

Description	Sq Ft	Sq M
First Floor, Unit 4, The Triangle	3,990	370.65

### Locations

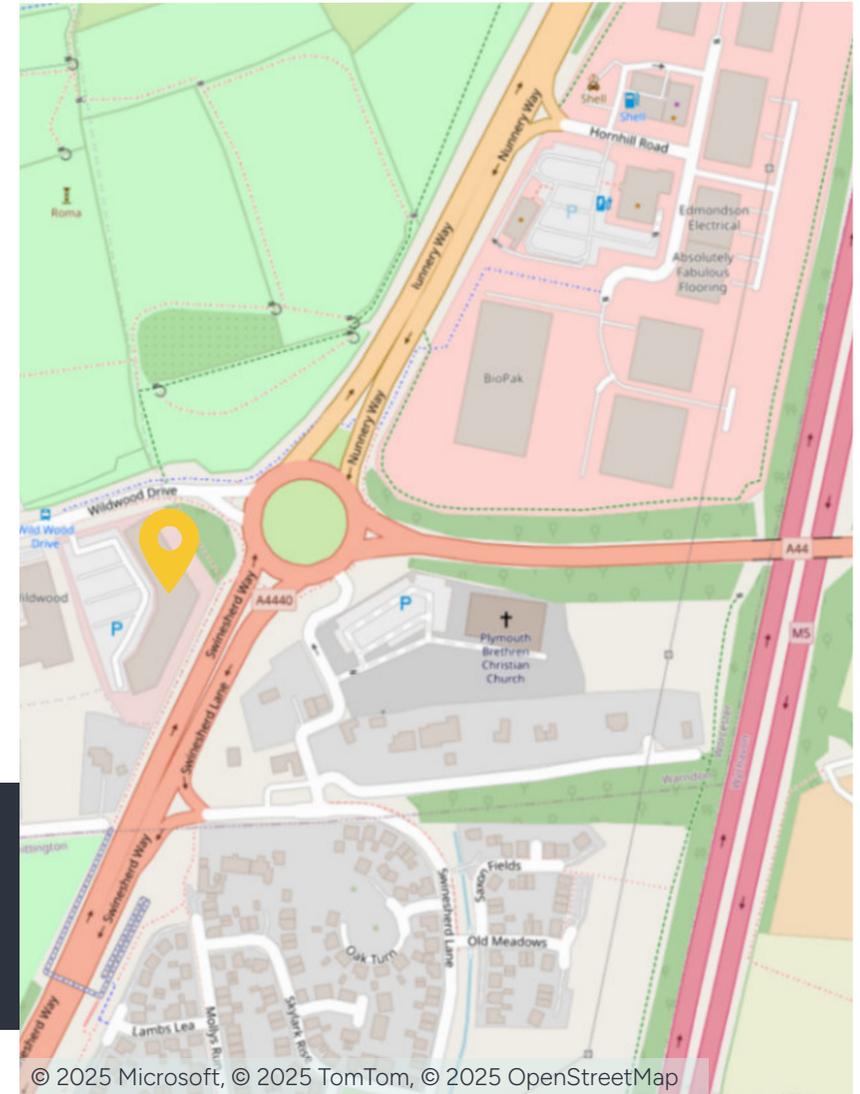
J6 M5: 2.6 miles  
Worcester: 3.3 miles  
Birmingham: 28.2 miles

### Nearest station

Shrub Hill: 2.6 miles

### Nearest airport

Birmingham International: 34.4 miles



## Further information

### 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.

2025/2026 Rates Payable 49.9p in the £.

Occupiers will be responsible for paying business rates directly to the local authority.

### 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.

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.

### 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.

### Fixtures & Fittings

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

### EPC

The EPC rating is 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 agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated February 2023.



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