



RENT
£35,600
(per annum exclusive of VAT)



Unit 1, Wilden Business Park

Wilden Lane, Kidderminster, DY13 9LW

Leasehold | Industrial/Warehouse | 5,085 Sq Ft (472 Sq M)



TO LET



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.



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.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
Unit 1	5,085	472



Amenities



Parking



Roller Shutter



24/7 Access



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.

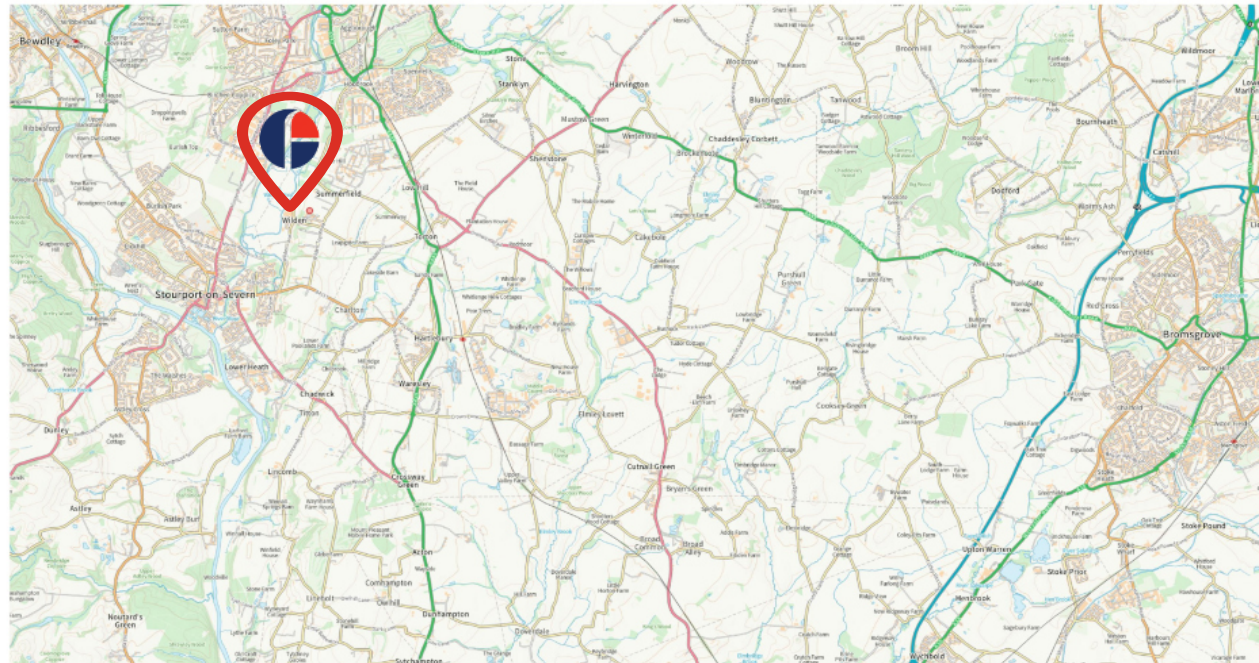
References/Deposit

The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

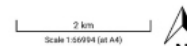
VAT

VAT is chargeable in respect of this transaction.

Unit 1, Wilden Business Park, Kidderminster



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Approximate Travel Distances



Locations

- Kidderminster - 3.5 miles
- Worcester - 12.6 miles
- Birmingham - 21.3 miles



Nearest Station

- Kidderminster - 2.8 miles
- Hartlebury - 2.8 miles



Nearest Airport

- Birmingham International - 36.5 miles



Viewings



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Particulars dated June 2024. Photographs dated June 2024.