

**fisher
german**

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
Total	10,917	1,014

Locations

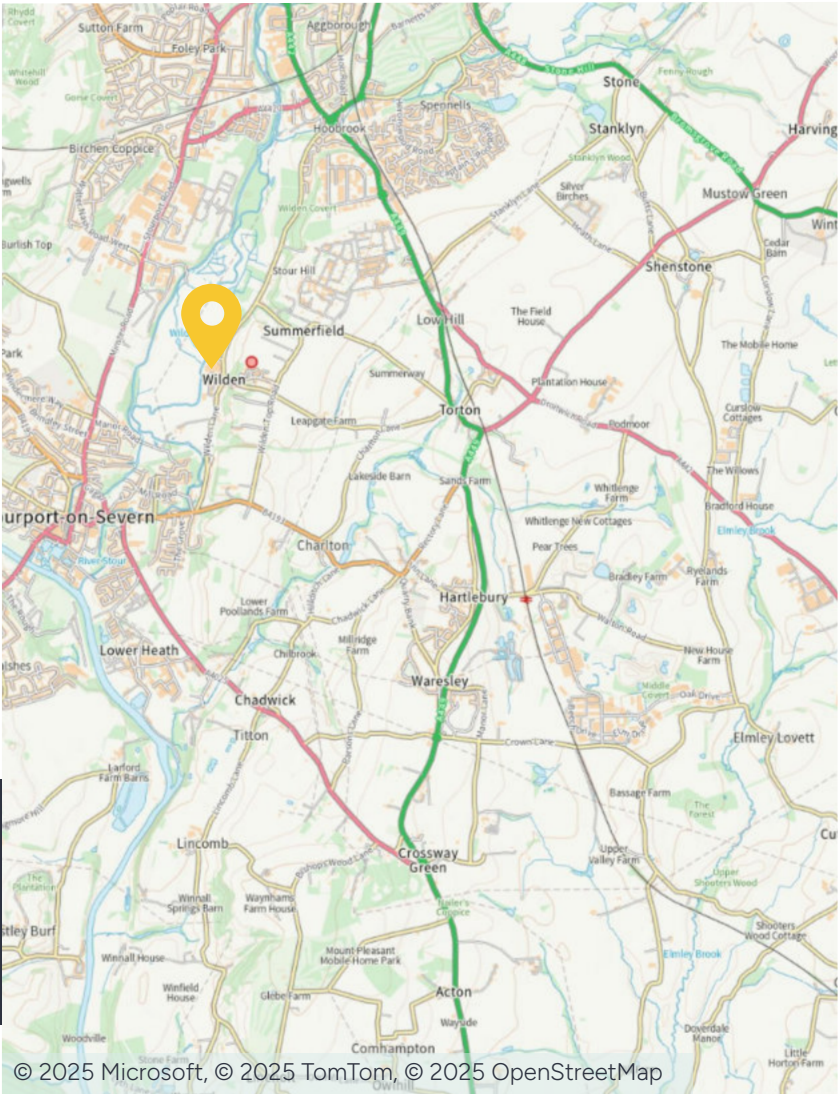
Kidderminster: 3.5 miles
Worcester: 12.6 miles
Birmingham: 21.3 miles

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:



Lauren Allcoat-Hatton

01905 728 449

lauren.allcoat-hatton@fishergerman.co.uk



Sophie Newton

01905 728 444

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 November 2025. Photographs dated November 2025.



This brochure is fully recyclable