



RENT
£96,030
(per annum exclusive of VAT)



**6 MONTHS AT HALF
RENT**



Unit 4, Wilden Business Park

Wilden Lane, Kidderminster, DY13 9LW

Leasehold | Industrial/Warehouse | 19,206 Sq Ft (1,784.29 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 4 comprises a mid terrace industrial/warehouse unit of steel portal frame construction with concrete flooring. The property benefits from three electric roller shutter doors to the front, 3 phase electric, LED lighting, WC, 7.1m to the apex and eaves height of 4.1m to the left hand side of the unit rising to 5.6m on the right hand side. The property has had a new roof.



Accommodation

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

Unit	Sq Ft	Sq M
Unit 4	19,206	1,784.29



Amenities



Parking



Roller Shutter



24/7 Access



Further information

Guide Rent

£96,030 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.

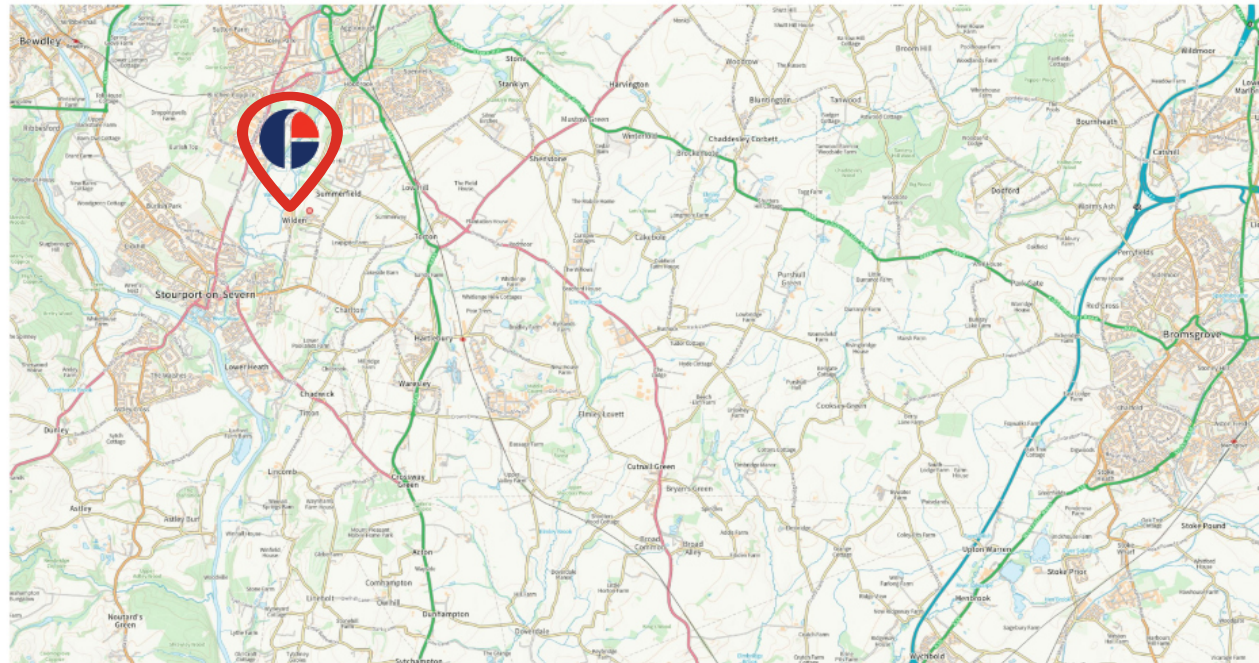
References/Deposit

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

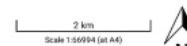
VAT

VAT is chargeable in respect of this transaction.

Unit 4, Wilden Business Park, Kidderminster



Produced on Jul 19, 2023.
© Crown copyright and database right 2023 (licence number 100059132)



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



Lauren Allcoat-Hatton



01905 728 449



07738 981 480



lauren.allcoat-hatton@fishergerman.co.uk



Sophie Newton



01905 459 474



07977 465 882



sophie.newton@fishergerman.co.uk

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 June 2024. Photographs dated June 2024.

