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# Ground Floor, Unit 3, The Triangle

Wildwood Drive, Worcester, WR5 2QX

Leasehold  
Ground Floor Office Suite

1,757 Sq Ft (163.25 Sq M)



**To Let | £26,355 pa**



## Amenities



Open plan  
accommodation



Suspended  
Ceiling



LED Lighting



Kitchenette



Designated  
Parking



Motorway  
J7 M5

## Ground Floor, Unit 3, The Triangle

1,757 Sq Ft (163.25 Sq M)

### Description

A self-contained, ground floor office suite providing excellent open plan accommodation, together with a kitchenette and WC facilities. The suite benefits from carpeted flooring, a suspended ceiling, and LED lighting.

Externally, the office includes 7 designated car parking spaces.



## 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. Junction 7 of the M5 motorway is approximately 1.6 miles distant.

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 both Worcester Foregate and Shrub Hill stations.

## Accommodation

Description	Sq Ft	Sq M
Office	1,757	163.25

### Locations

J7 M5: 1.6 miles

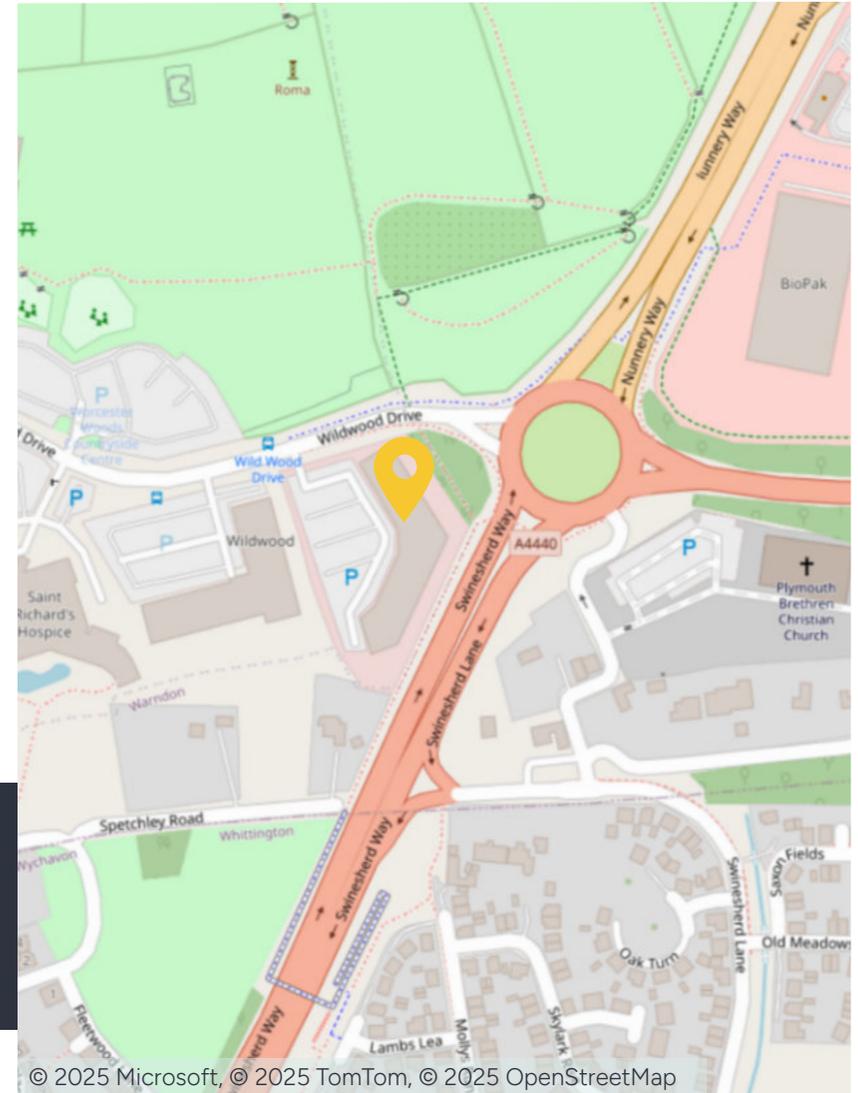
Worcester City Centre: 2.9 miles

### Nearest station

Foregate Street: 3 miles

### Nearest airport

Birmingham International: 34.2 miles



## Further information

### Guide Rent

£26,355 per annum exclusive (£15.00 per sq ft).

### Lease Terms

The accommodation is available on a new effective full repairing and insuring lease with terms to be agreed.

### Business Rates

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

Rateable Value: £26,750 (Present)  
£30,750 (April 2026)

25/26 Rates Payable 49.9p.

26/27 Rates Payable 43.2p.

### Services

We understand that mains services are available to the property, namely mains water, electricity and mains drainage.

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.

### Service Charge

A service charge is payable in respect of the upkeep of both the building and the estate.

### Insurance

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

### Legal Costs

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

### EPC

The EPC rating is B.

### 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.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

By prior arrangement with the sole agents.



## Contact us



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Particulars dated February 2026. Photographs dated February 2026.



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