fisher german

Ground Floor, Unit 4, The Triangle

Wildwood Drive, Worcester, WR5 2QX

Leasehold
Office Suite

1,500 Sq Ft (139.35 Sq M)



To Let | £24,750 + VAT



Amenities

- Shared Entrance Lobby
- 24/7 Access
- Suspended Ceilings
- Kitchen
- Car Parking
- Motorway

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1,500 Sq Ft (139.35 Sq M)

Description

The property comprises a modern, ground floor office suite within a two-storey office building. The suite benefits from painted, plastered walls, carpeted flooring, suspended ceilings, WCs and a kitchenette. Access is via off a shared entrance lobby.

Externally, the suite offers six allocated car parking spaces.

The first floor suite is available separately, extending to 3,990 sq ft, and can be combined with the ground floor right hand suite to provide additional accommodation.

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.

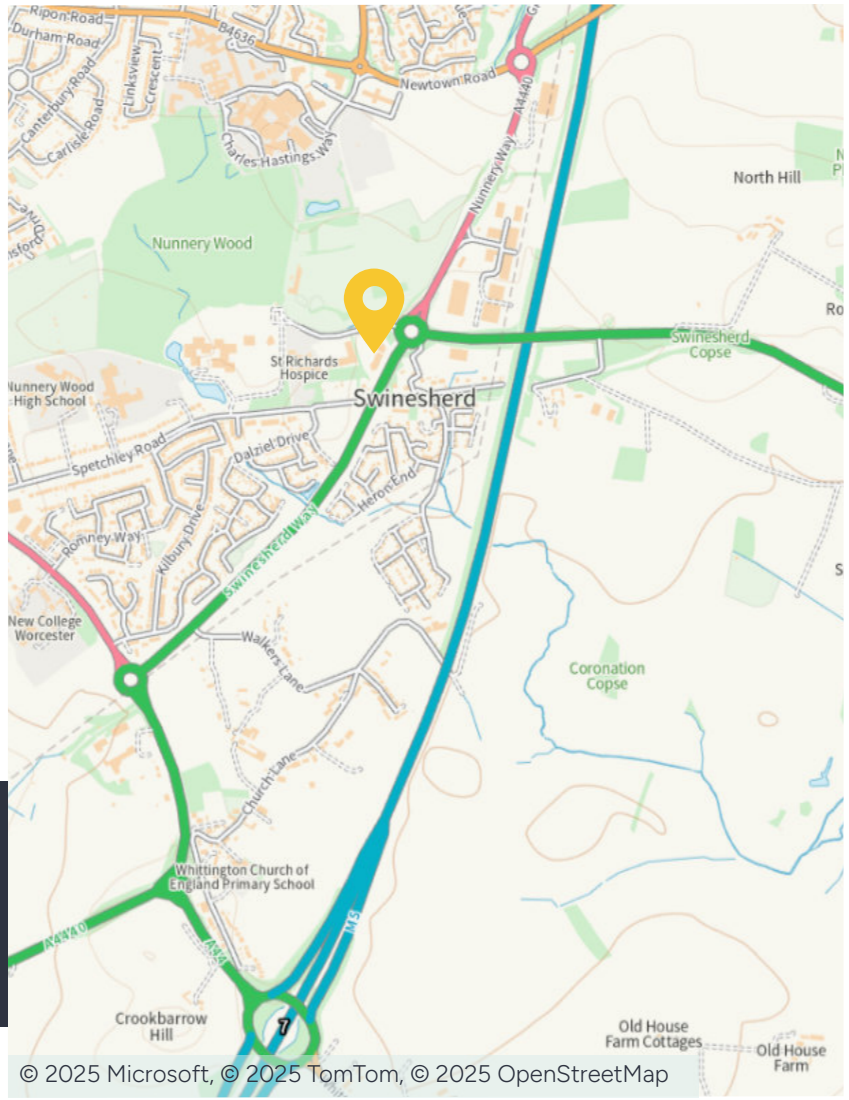
Accommodation

Description	Sq Ft	Sq M
Ground Floor, Unit 4, The Triangle	1,500	139.35

Locations
M5 J6: 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

Tenure
The property is available on a new lease on terms to be agreed.

Rental
£24,750 per annum exclusive of VAT.

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

Rateable Value £23,500
Rates Payable £10,152
2026/2027 Multiplier – 43.2p

Services
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 of £500 plus VAT shall be payable towards the landlord's legal costs.

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.

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.

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 applicable.

Viewings
Strictly by prior arrangement with the sole agents.





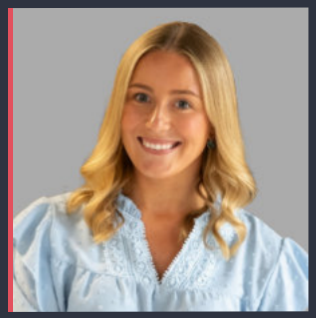




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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated August 2026. Photographs dated June & October 2026.