

**fisher
german**

Unit 8, Wilden Business Park

Wilden Lane, Kidderminster, DY13 9LW

Leasehold
Industrial/Warehouse Unit
6 Months At Half Rent
10,924 Sq Ft (1,014 Sq M)



To Let | £81,930 pa



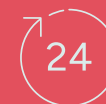
Amenities



Parking



Roller Shutter



24/7 Access

Unit 8, Wilden Business Park

10,924 Sq Ft (1,014 Sq M)

Description

Unit 8 comprises a single bay industrial/warehouse unit of steel portal frame construction under a pitched clad insulated roof. The unit has a concrete floor, 3 phase electric, LED lights and 2 x roller shutter doors providing access to the front and the rear of the unit. Additionally the property has an eaves height of 5.6m and a small loading/parking area to the front of the unit.

The unit is available now.

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
Unit 8	19,206	1,784.29

Locations

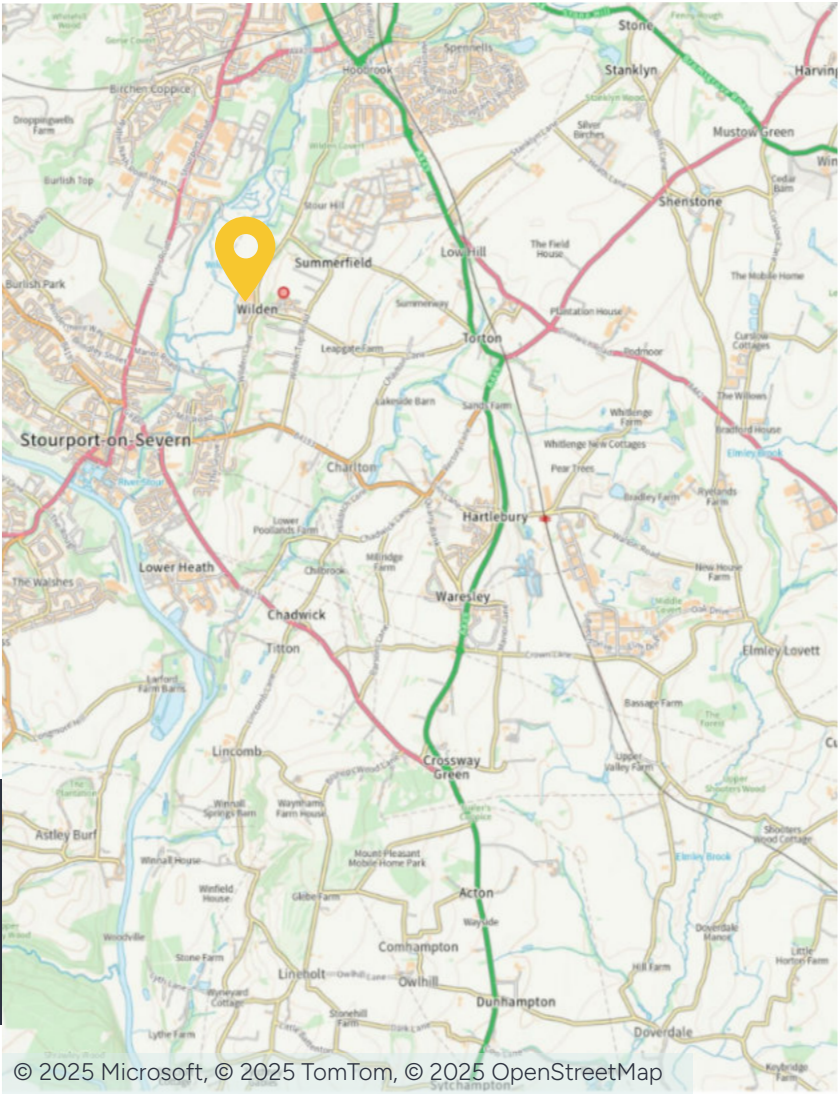
Kidderminster: 3.5 miles
Worcester: 12.6 miles
Birmingham: 21.3 miles

Nearest station

Kidderminster: 2.8 miles

Nearest airport

Birmingham International: 36.5 miles



Further information

Guide Rent

£81,930 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 £52,000

2025/2026 Rates Payable 55.5p in the £.

Services

We understand that 3 phase electric and water are available to the unit.

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

EPC to follow.

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.

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:



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Particulars dated October 2025. Photographs dated August 2024.



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