

**fisher
german**

Ground Floor, Unit 4, The Triangle

Leasehold
Office Suite

Wildwood Drive, Worcester, WR5 2QX

1,500 Sq Ft (139.35 Sq M)



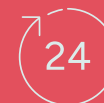
To Let | £24,750 + VAT



Amenities



Shared
Entrance Lobby



24/7 Access



Suspended
Ceilings



Kitchen



Car Parking



Motorway

Ground Floor, Unit 4, The Triangle

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

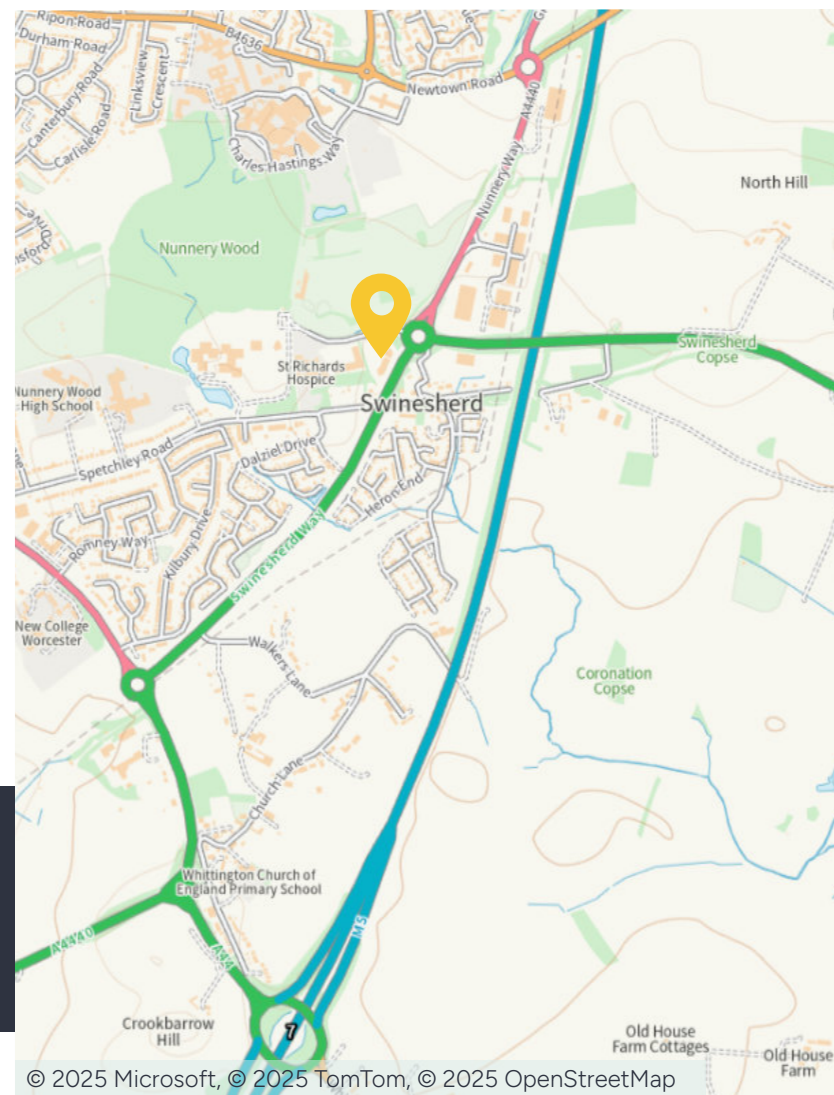
Birmingham: 28.2 miles

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.

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Sophie Newton

07977 465 882

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Charles Warrack

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Particulars dated August 2026. Photographs dated June 2026.



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