



**RENT**  
**£70,350**  
(per annum exclusive of VAT)



**6 MONTHS AT HALF  
RENT**



**Unit 2, Wilden Business Park**  
Wilden Lane, Kidderminster, DY13 9LW

Leasehold | Industrial/Warehouse | 10,823 Sq Ft (1,005 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 2 comprises a two bay end of terrace industrial/warehouse unit of steel portal frame construction under an brand new insulated pitched clad roof.

The unit benefits from a roller shutter door, concrete floor, 3 phase electric, gas supply and eaves height of 4.25m. The unit is currently being extensively refurbished and will have a new WC, LED Lighting, new roof and will be freshly redecorated internally.

The unit is available now.

If required, a further 5,085 sq ft (472 sq m) of warehouse space is available in Unit 1, which could be taken alongside this unit. This would provide additional yard space which could be demised to both units.



## Accommodation

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

Unit	Sq Ft	Sq M
Unit 2	10,823	1,005



## Amenities



Parking



Roller Shutter



24/7 Access



## Further information

### Guide Rent

£70,350 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.

2024/2025 rates payable 54.6p 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

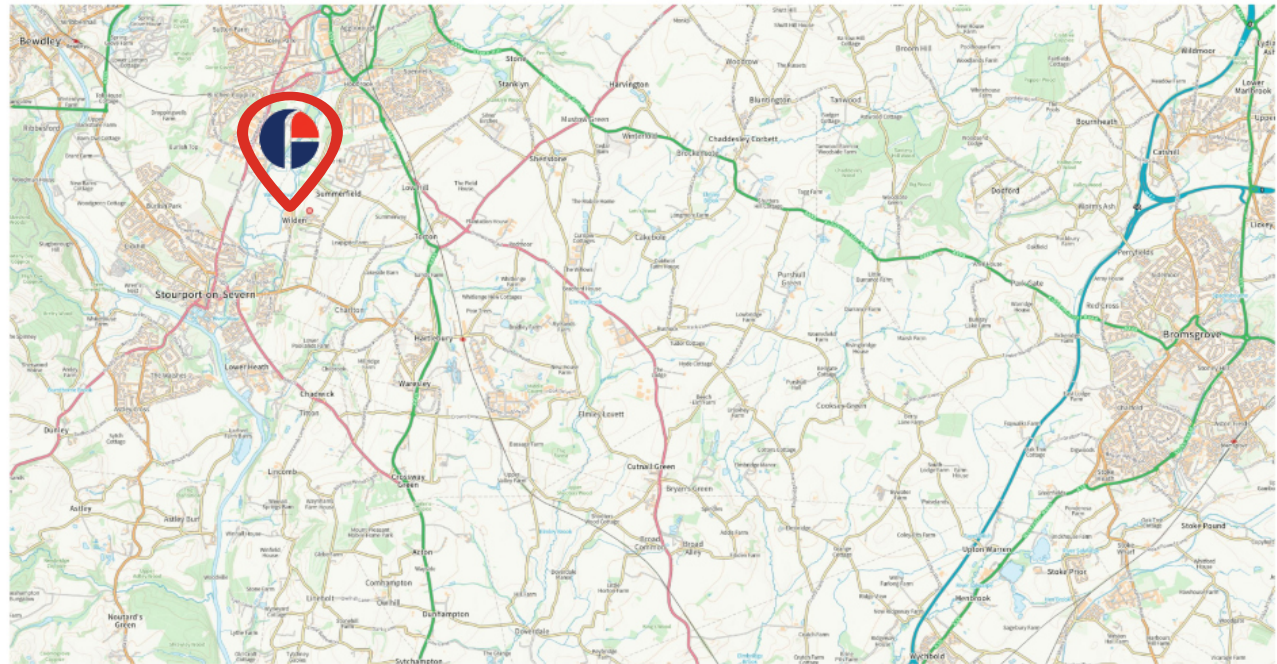
The successful tenant will need to provide satisfactory references for approval. The landlord may also request a 3 or 6 month deposit.

### VAT

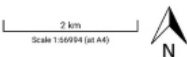
VAT is chargeable in respect of this transaction.



# Unit 2, Wilden Business Park, Kidderminster



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## 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



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Particulars dated June 2024. Photographs dated June 2024.