

**fisher
german**

Unit 4, The Triangle

Wildwood Drive, Worcester, WR5 2QX

Leasehold
High quality first floor offices
on established business park

3,990 Sq Ft (370.65 Sq M)



To Let (May Sell)



Amenities



Open Plan &
Cellular Offices



Comfort
Cooling



Suspended
Ceilings



Double
Glazing



Parking



M5 J6 & J7

Unit 4, The Triangle

3,990 Sq Ft (370.65 Sq M)

Description

The self-contained modern first floor office provides a mix of open plan and cellular office space together with kitchen and WC facilities.

The property benefits from 16 designated car parking spaces, comfort cooling and heating system, good natural light, suspended ceilings and double glazing.

The property is situated on a managed estate with barrier entry system.

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
First Floor, Unit 4, The Triangle	3,990	370.65

Locations

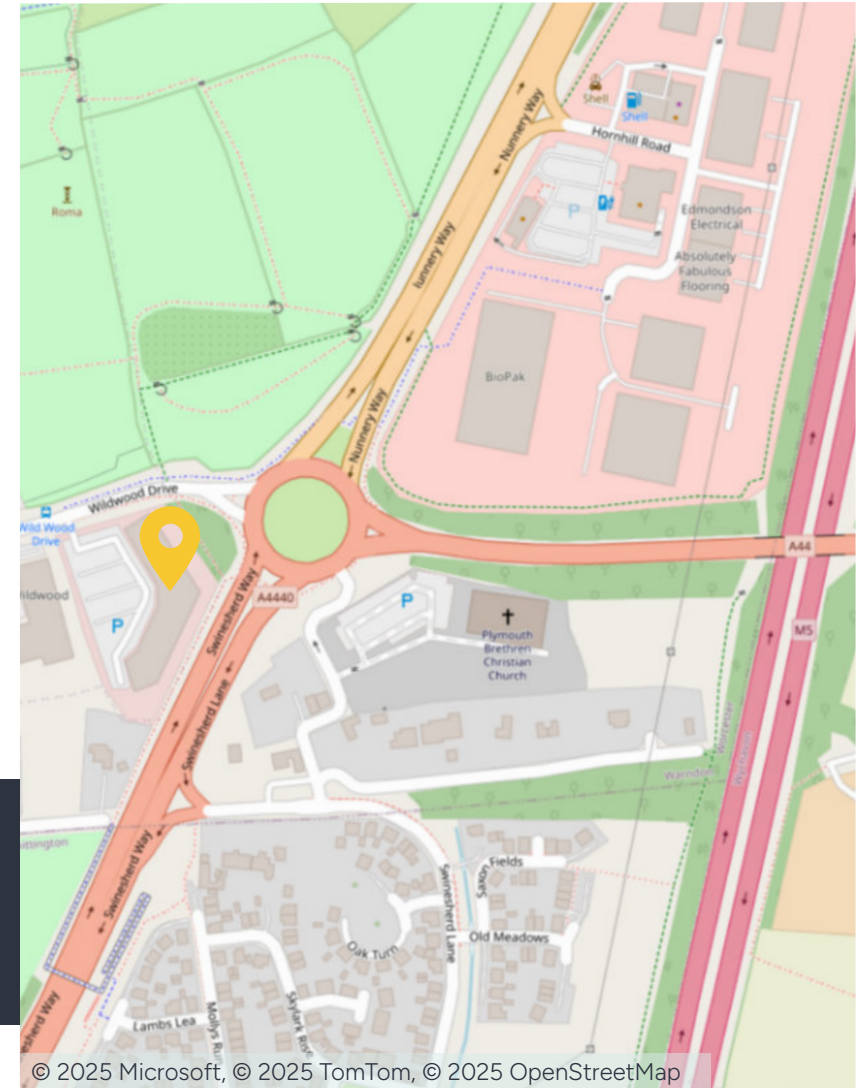
J6 M5: 2.6 miles
Worcester: 3.3 miles
Birmingham: 28.2 miles

Nearest station

Shrub Hill: 2.6 miles

Nearest airport

Birmingham International: 34.4 miles



Further information

Rent

£15.00 per sq ft exclusive of VAT.

Sale Price

Upon application.

Tenure

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

Business Rates

Rateable Value - The first floor is currently assessed as individual private offices. To be reassessed upon occupation.

2025/2026 Rates Payable 49.9p in the £.

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

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.

Services

We understand that mains services are available to the property including water and electric.

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

References/Deposit

The successful tenant will need to provide satisfactory references for approval.

The landlord may also request a 3 or 6 month deposit.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting/sale.

EPC

The EPC rating is B.

Anti Money Laundering

The successful tenant/purchaser 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 agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Sophie Newton

07977 465 882

sophie.newton@fishergerman.co.uk



Charles Warrack

07977 512 965

charles.warrack@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated November 2025. Photographs dated February 2023.



This brochure is fully recyclable