



WILDWOOD
WILDWOOD DRIVE, WORCESTER

QUALITY OFFICES TO LET

9,114 – 21,004 sq ft (847 – 1,951 sq m)

 CLOSE TO J6 & J7 M5 MOTORWAY  GOOD ACCESS TO PUBLIC TRANSPORT

 DEDICATED ON SITE CAR PARKING





Wildwood is a Grade A, detached, three storey office building situated in a prominent position within Wildwood Business Park.

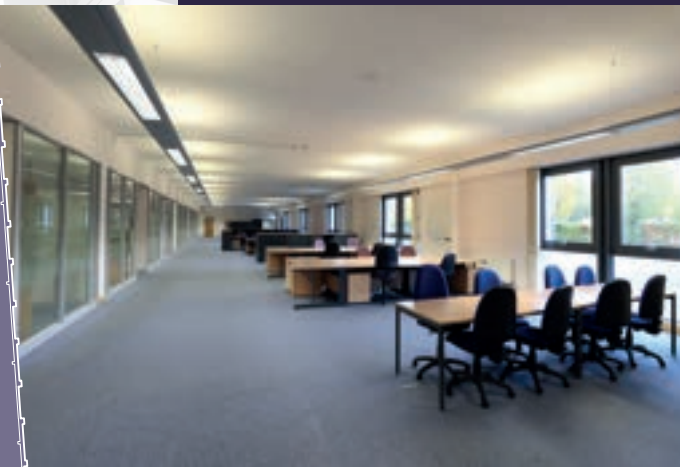
Approached by an attractive atrium entrance with a communal reception area the available accommodation totalling 21,004 sq ft (1,951 sq m) is located on the ground floor with individual suites of 11,890 sq ft (1,105 sq m) and 9,114 sq ft (847 sq m).

The building has excellent access to the M5 motorway being located midway between Junctions 6 and 7. Worcester city centre is 3 miles to the west and is served by two mainline railway stations with Worcestershire Parkway railway station also nearby, offering direct services to Birmingham New Street (30 minute journey time). Wildwood Drive bus and coach stop is located immediately outside the property.

Nearby occupiers: Worcestershire County Council, Komatsu, Office for Environmental Protection, Prime UK Plc, Lohmann GB, One Creative Environments.

Nearby facilities: County Hall (where on site catering services are available to occupiers at Wildwood), KFC, Farmhouse Inns (Bluebell Farm), The Swan at Whittington, Waitrose.





❁ Specification

The predominantly open plan accommodation enjoys good natural light with the following specification:

- DV air conditioning
- Raised access flooring
- 3m floor to ceiling height
- Suspended light fittings
- Atrium entrance
- Glazed communal reception
- Kitchenettes
- Male, Female and Disabled WC's with shower rooms
- Secure key card access
- 8 person passenger lift
- EPC rating B

❁ Car Parking

A secure private car park provides a car parking ratio of 1:284 sq ft. Additional spaces are available by arrangement at £500 per annum per space.

❁ Accommodation

Ground floor	sq ft	sq m
North Wing	11,890	1,105
West Wing	9,114	847
Total	21,004	1,951

Available as individual suites or as a whole floor.

❁ Lease

Available on a new sublease expiring prior to 1 November 2034.

❁ Rent/Service Charge/Rating Assessment

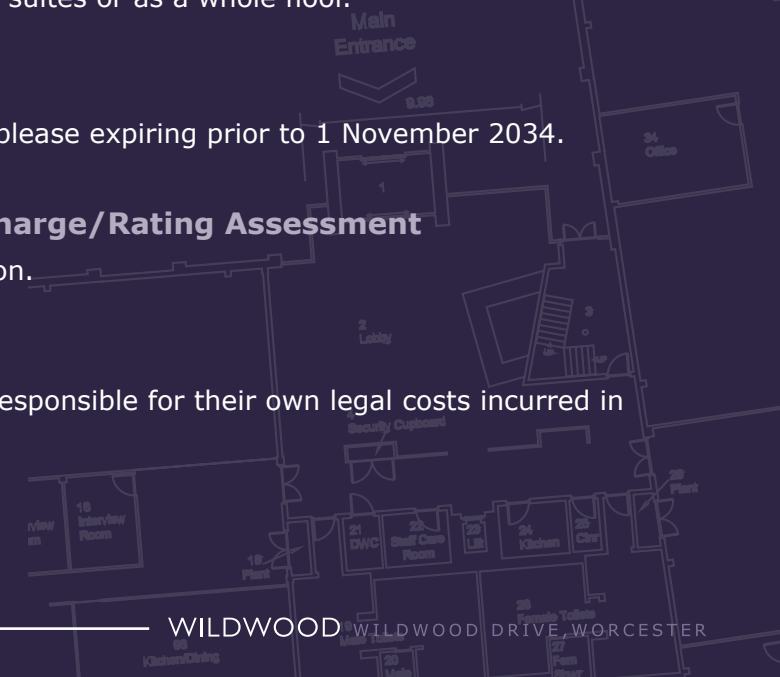
Details upon application.

❁ Legal Costs

Each party are to be responsible for their own legal costs incurred in the transaction.

❁ VAT

VAT is not chargeable.





WILDWOOD

WILDWOOD DRIVE, WORCESTER

Distances

J7 M5	1.5 miles
J6 M5	2 miles
Worcester City Centre	3 miles
Cheltenham	25 miles
Birmingham	29 miles

- WR5 2LG
- smooth.marked.along

Viewing

For further information or to arrange a viewing contact:

GJS Dillon
The Commercial Property Consultants
01905 676169
www.gjsdillon.co.uk

Andrew Lewis
07394 569 127
andrew.lewis@gjsdillon.co.uk

AVISON YOUNG
0121 236 8236
avisonyoung.co.uk

Andrew Venables
07721 483 159
andrew.venables@avisonyoung.com