

PHASE 1
SOLD



 **OAK TREE COURT**
ARDEN FOREST WAY ALCESTER B49 6GT

NEW HIGH VOLUME WAREHOUSE UNITS

**FOR SALE/
TO LET** 2,496-14,073 SQ FT
(232-1,308 SQ M)

PHASE TWO AVAILABLE FOR OCCUPATION SUMMER 2026

• PHASE 1 SOLD OUT • QUALITY SPECIFICATION • ESTABLISHED LOCATION

Oak Tree Court is a new development of 13 Modern Warehouse units. Phase One has been sold with Phase Two comprising 5 units of 2,496 - 14,073 sq ft (232 - 1,308 sq m) being ready for occupation Summer 2026.

This private development is accessed off Arden Forest Way on the new extension to the Arden Forest Industrial Estate located on the outskirts of the historic market town of Alcester with excellent access to the A435/ Junction 3 M42.

The units have been designed with the modern warehouse occupier in mind benefitting from a high quality specification.

Floor Areas	Sq ft	Sq m
Unit 9	3,153	293
Unit 10	2,808	261
Unit 11	2,808	261
Unit 12	2,808	261
Unit 14	2,496	232
Total	14,073	1,308

Units are available individually or can be combined.



FLOOR PLAN Dimensions are approximate at this stage and for illustration purposes. Measurements have been taken from the architects' drawings. Widths shown are from the centre of any party walls





Specification

-  Steel portal frame with insulated composite TATA wall and ceiling panels
-  Roof sheets with 10% double skinned roof lights providing excellent levels of natural light.
-  Aluminium doubled glazed pedestrian doors and windows
-  Eaves height 9m
-  Reinforced power floated concrete floor (Uniform floor load 40kN/m²)
-  Three-phase electricity supply with a distribution board
-  Solar panels on roof
-  Metered water supply, foul and storm water connections
-  Fibre Broadband connection
-  Concrete unloading apron and four allocated parking spaces for each unit (cars can also be parked on the unloading apron)

Tenure

The units are held on a 125 year leasehold basis with a ground rent of £350 per annum per unit.

Fit Out Packages

The units come as a shell finish but full internal fit out packages are available by separate negotiation and can include: Toilets, Kitchens, Ground & First Floor Offices, Mezzanine Floors.

Service Charge

There is an Estate wide service charge for the wider Arden Forest Way that covers the common roads, drains and landscaping; each unit will pay towards this based upon the Gross Internal Area (GIA) of their particular unit. Oak Tree Court will have its own private service charge account to cover the private road, landscaping, annual grain jetting, gutter clearance and external common maintenance.

This will be payable based by each unit based upon the GIA of their unit. A 2026 budget for the service charge is available from the agent's office upon request.

VAT

VAT is applicable on all costs.

Business Rates

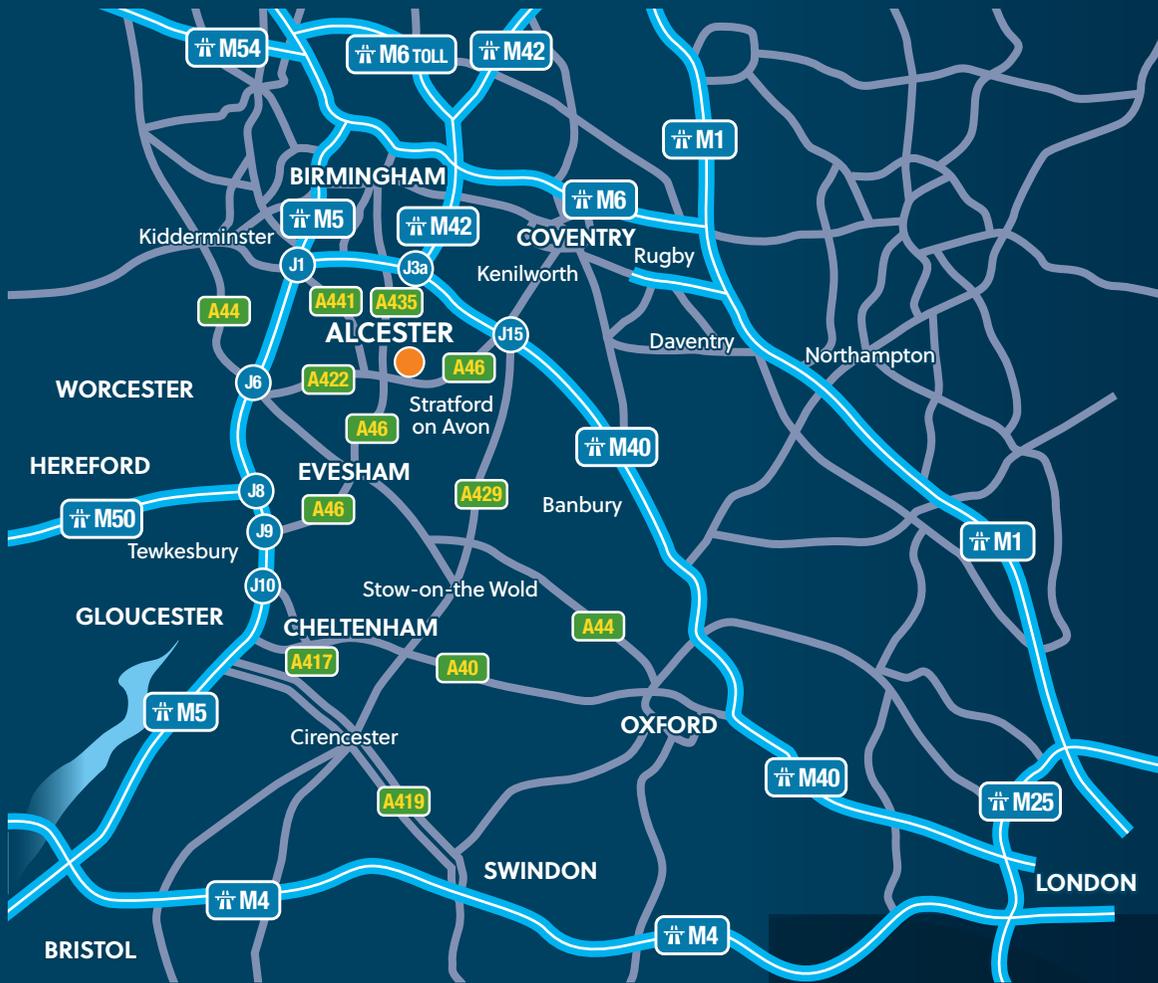
Each unit will be assessed by the Valuation Office Agency (VOA) once occupiers have taken possession of the particular unit.

Services

Each unit will have a Fiber Broadband distribution point. A mains metered water supply, a three phase electrical supply along with mains storm and foul connections.

Use Class

Each unit has planning consent for B8 Storage & Distribution use. Oak Tree Court has a restrictive covenant which does not permit vehicle repairs of any type.



Town / City	Distance (miles)	Motorway	Distance (miles)	SAT NAV: B49 6GT
Alcester (town centre)	1.5	J3 M42	10	 breached.binders.rugs
Studley	4	J15 M40	15	
Redditch	9	J7 M5	18	
Stratford-upon-Avon	9.5	J9 M5	23	
Evesham	11			
Bromsgrove	14			
Warwick	17			
Worcester	19			
Solihull	20			
Birmingham	22			



Viewing
For further information or to arrange an inspection contact:

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