



Willowbrook Business Park

Arden Forest Way | Alcester



New build high volume warehouse units

For Sale / To Let

2,376 – 23,760 sq ft (220 – 2,200 sq m)

READY FOR OCCUPATION Q4 2026

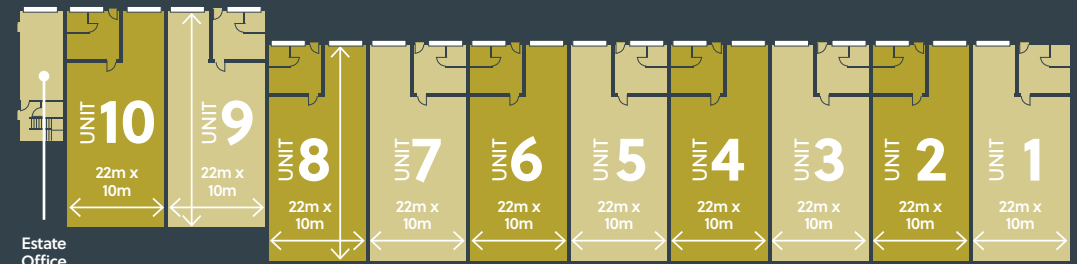
Willowbank Business Park is a New Build scheme of 10 Warehouse units of equal size giving scope for the units to be Let or Sold in Individual Units, Combinations of Units or as One Large Unit. Unit sizes are available from 2,376 to 23,760 sq ft (220 to 2,200 sq m). The units will be ready for occupation Q4 2026.

This private development is accessed off Arden Forest Industrial Estate off Arden Forest Way 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 to a high specification and will provide excellent natural light through the double skin roof lights. There is a main central common estate road which will be laid as asphalt and will serve as a one way system.

Accommodation

Unit	Sq ft	Sq m
1	2,376	220
2	2,376	220
3	2,376	220
4	2,376	220
5	2,376	220
6	2,376	220
7	2,376	220
8	2,376	220
9	2,376	220
10	2,376	220
Total (Gross Internal Area)	23,760	2,200



FLOOR PLAN All units are approximately 22m x 10m. 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.



Tenure

Units For Sale Freehold or Available To Let on a New Full Repairing & Insuring Lease.

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. Willowbank Business Park will have its own private service charge account to cover the private road, landscaping, annual drain jetting, gutter clearance and external common maintenance.

This will be payable based upon the GIA (Gross Internal Area) of each unit. A 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 Fibre Broadband distribution point, a mains metered water supply,

a three phase electrical supply along with mains storm and foul connections.

Specification



Steel portal frame with insulated TATA wall and ceiling panels



Roof sheets with 10% double skinned roof lights



PV solar panels



Aluminium double glazed pedestrian door and aluminium double glazed windows at ground and first floor levels



9m eaves height.



Reinforced power floated concrete floor with a floor loading capacity of 40kN/m²



Three-phase electricity supply to each unit with a distribution board



Metered water supply, foul and storm water connections



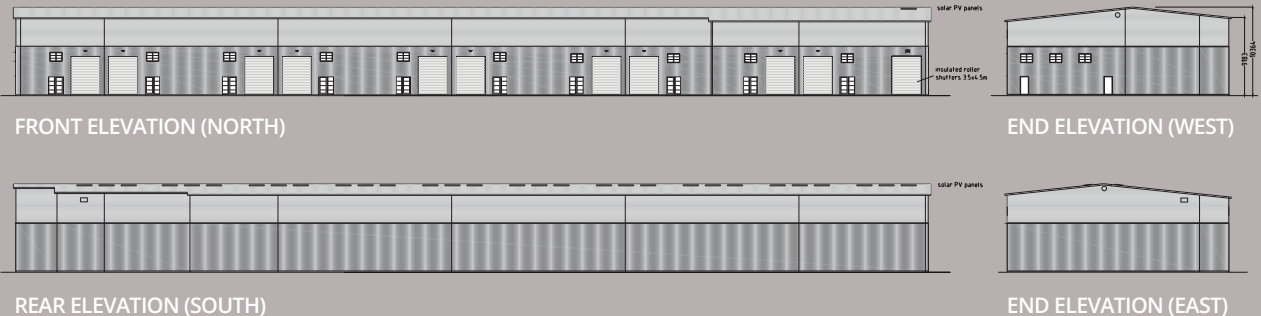
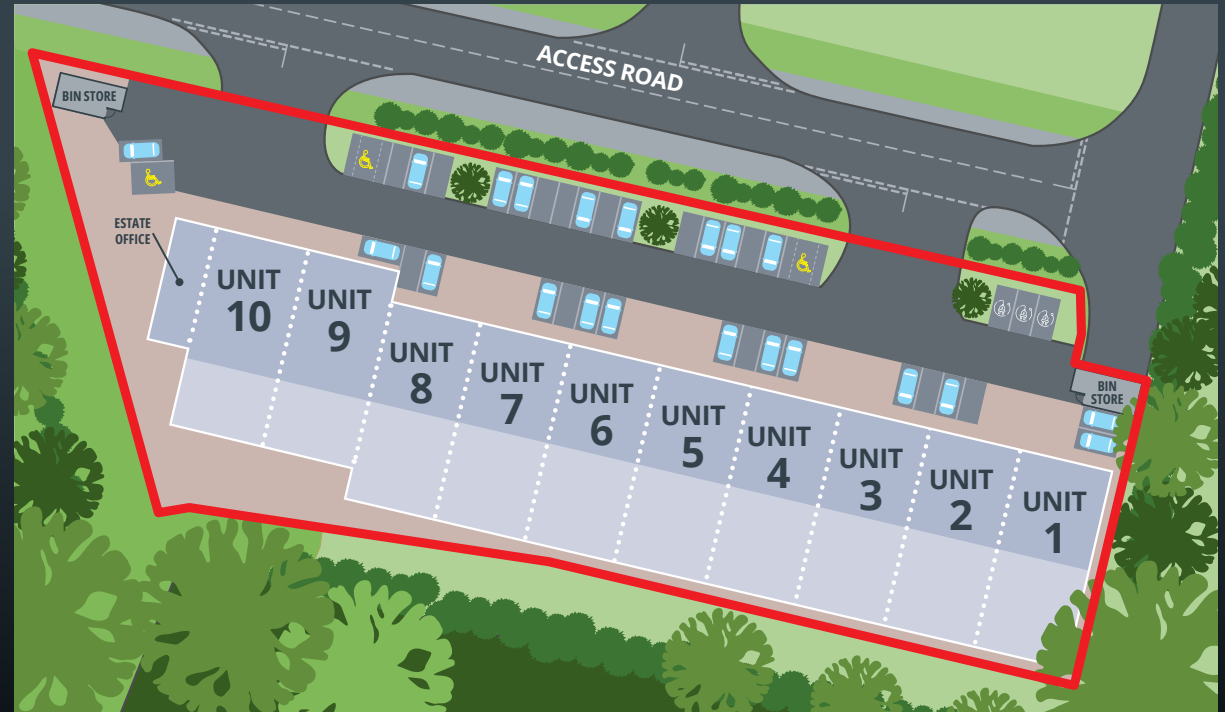
Fibre broadband connection



Bespoke internal fitout packages for offices, kitchens, toilets and mezzanine floors are available on a turnkey basis by separate negotiation



Concrete unloading apron and four allocated parking spaces for each unit. Cars can also be parked on the unloading apron





Town / City	Distance (miles)	Motorway	Distance (miles)
Alcester (town centre)	1.5	J3 M42	10
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		

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Viewing
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