



ALCESTER EMPLOYMENT PARK

Arden Road | Alcester | B49 6HT

QUALITY NEW INDUSTRIAL/WAREHOUSE/ OFFICE ACCOMMODATION

FOR SALE OR TO LET

Plot sales from 0.9 to 4.6 acres

Sizes from 10,000 sq ft - 100,000 sq ft (929 - 9,290 sq m)

**BUILD TO SUIT
OR PLOT SALES**

**UNITS OR OFFICES BUILT TO
YOUR BESPOKE SPECIFICATION**



- Established commercial location
- Outline planning consent B1, B2 & B8 uses

ESTABLISHED LOCATION

Alcester Employment Park is situated in an established commercial location on the outskirts of the historic market town of Alcester, 8.5 miles south of Redditch and 9.5 miles west of Stratford-upon-Avon.

Easy access to the national motorway network is provided by the A435, A46 and A422 with Junction 3/M42 10 miles to the north, Junction 15/M40 14.5 miles to the east and Junction 7/M5 16 miles to the west.

THE DESIGN & BUILD PROCESS

In the Design & Build process the developer provides a turnkey service to deliver you a finished unit designed and built to your exact specification, making use of their specialist expertise and allowing you to concentrate on running your business. The order of events is usually:

1. CONTACT US

Call us at Westbridge Commercial today and discuss your specific requirements such as unit size, eaves height, loading doors, yard area, office space, and staff requirements.

2. DESIGN

Once we better understand your wants and needs, Graftongate and their architects will meet with you to advance the designs and produce illustrations that can be amended to your desire.

3. BUSINESS PROPOSAL

Once the design process is agreed, Westbridge Commercial will put forward a proposal for your review, consisting of a Freehold price or Leasehold terms based upon the developer's costs.

4. LEGALS & PLANNING

Once terms are agreed, Graftongate will commence the legal process and the handling of a reserved matters planning application for your bespoke building.

5. BUILD

Graftongate will develop and manage the build process, providing you with regular updates before handing over the completed unit for a new era in your business ventures.

ALCESTER EMPLOYMENT PARK

This 20 acre site is capable of providing industrial / warehouse / office accommodation.

The units have outline planning consent for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses.

Plots are available to satisfy requirements from 10,000 sq ft (929sq m) up to individual units of 100,000 sq ft (9,290 sq m).

FREEHOLD PLOT SALES

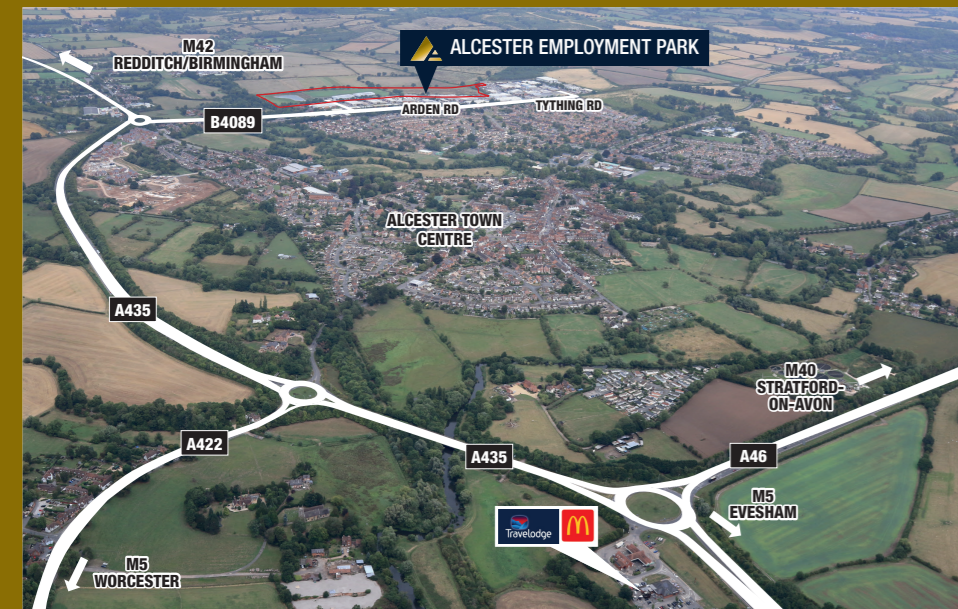
Freehold serviced plot sales are available to those looking to build their own unit. The designs of any buildings must meet the estate design guidance code produced by the estates owners architects.



INDICATIVE PLOTS



Capable of being combined / divided to accommodate specific size requirements.



OVER 100 EXISTING BUSINESSES IN THE AREA

INDICATIVE LAYOUT



GUIDE SPECIFICATION



Offices

'Grade A' specification to include:

- Raised access floor
- Suspended ceilings
- LED lighting
- Comfort Cooling
- Targeting EPC rated A to reduce your running costs



Warehouse

- Steel portal frame construction
- 10% roof lights
- Eaves height from 7m (dependant on unit size)
- Loading and Level access doors as required
- Generous yard depths
- Ample car parking



External Areas

- Beautifully landscaped to create a community feel
- Pedestrian access throughout the employment park
- Street lit throughout
- Bin stores and Cycle racks
- Each owner will own shares in the Estate Management company

Services

All main services are available to be connected

Price / Rent / Rates

Please contact the sole agent, details overleaf.

THE JOINT DEVELOPMENT PARTNERS:

ALCESTER ESTATES

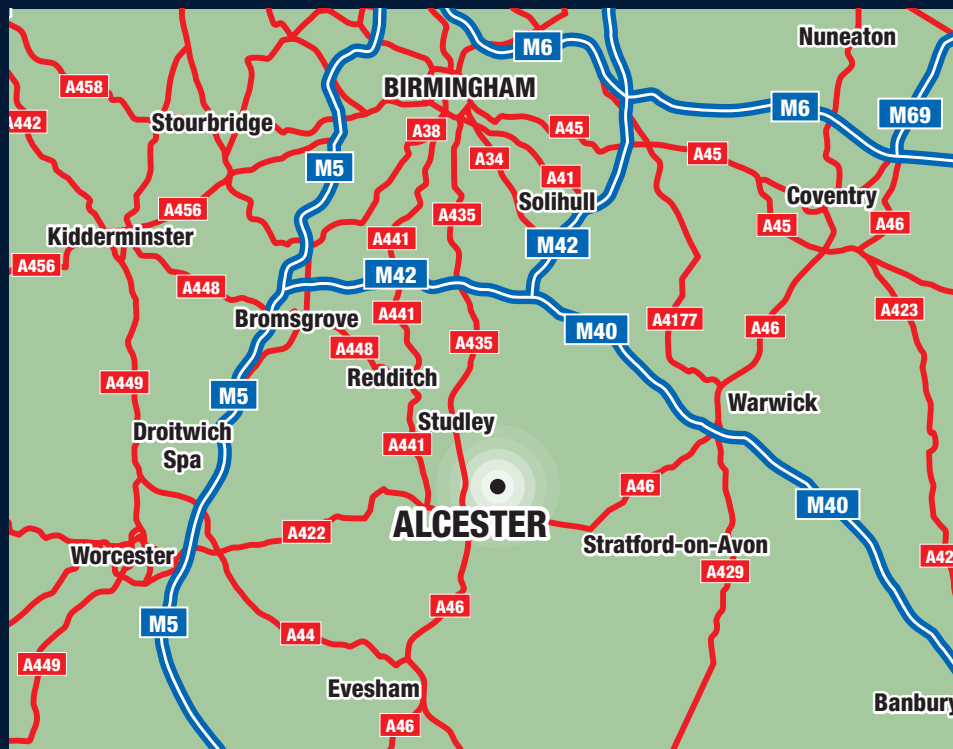
For over 50 years Alcester Estates Limited have been bringing jobs and homes to Alcester helping it to become the thriving town it now is. Alcester Estates have developed what is now known as Arden Forest Industrial Estate since the 1960's with several phases of Employment land being released to a number of developers over the years. In the most recent phase Alcester Estates have been the driving force in gaining an outline planning consent for 20 acres of Employment land to the North of Arden Road and have teamed up with one of the country's most successful Commercial Developers Graftongate to deliver a range of New Design and Build Industrial/Warehouse Units.

GRAFTONGATE

Graftongate is one of the UK's leading commercial real estate developers, renowned for creating strong business relationships and working with you to deliver the best solution for your business.

Since their inception in 2004, Graftongate have delivered more than £750 million of end value product, built over 10 million sq ft of commercial real estate, and have had 15 million sq ft of planning consents achieved.

2 million sq ft of space is currently either going through the planning process, consented, under construction, or available for immediate occupation.



SATNAV: B49 6HN

DISTANCES

Town / City	Distance (miles)
Alcester (town centre)	1.5
Studley	3.6
Redditch	8.5
Stratford-upon-Avon	9.5
Evesham	11
Bromsgrove	13
Warwick	17
Worcester	19
Solihull	20
Birmingham	22

Motorway	Distance (miles)
J3 M42	10
J15 M40	14.5
J7 M5	16
J9 M5	22

Source: RAC

A joint development by:



HELPING TO BRING HOMES AND JOBS TO ALCESTER FOR MORE THAN 50 YEARS

GRAFTONGATE

VIEWING

For further information, or to view, please contact the sole agent.

RICHARD JOHNSON

T: 01789 415 628 M: 07711 551145
richard@westbridgecommercial.co.uk



Developer's Solicitors



Important: These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. SUBJECT TO CONTRACT. Images shown are indicative. Designed and produced by Q Squared Design Ltd., Tel: 01789 730833. September 2022.

