



TO LET

Kingfisher House

Arnolds Field Business Estate, The Downs, Wickwar, GL12 8JD

Self-contained office building arranged over ground and first floors – 3,964 – 8,063 sq ft net approx



Location

Wickwar is a pretty village in Gloucestershire, with Wooton-under-Edge located 4 miles to the north and Yate 5 miles to the south. Bristol is also only 15 miles to the south west.

The property is set within an attractive landscape, and benefits from good transport connections, with convenient motorway access via the B4509 and B4058 to junction 14 of the M5. The property is also located only 8 miles from the M4/M5 motorway interchanges, which provided access to Bristol, Cardiff and London.

The property is located only a short drive from a range of picturesque market towns which all offers a good range of shops, restaurants and staff facilities plus the benefit of on street parking. These include Chipping Sodbury, Thornbury and Wooton-under-Edge.

M5



4 miles northwest

**Wooton-
under-Edge**



4 miles

Yate



5 miles

Bristol



15 miles



Accommodation

Description

The property comprises a two storey purpose built office under a pitched tile roof. The accommodation offers a mixture of open plan and private offices, with meeting rooms, kitchens and WC facilities.

Parking

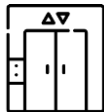
The accommodation has a total of 51 available parking on site spaces.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor	3,946	366.56
First floor	4,117	382.45
TOTAL	8,063	749.01

Passenger lift



Suspended ceilings



Oil-fired central heating



Onsite parking



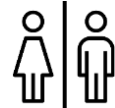
LED lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of South Gloucestershire Council.

Tel: 01454 868004 or www.southglos.gov.uk

Business Rates

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease

The property is available as a whole or on a floor by floor basis, on a new full repairing lease with terms to be agreed.

Rent

£13.50 per sq ft per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Pembroke House
15 Pembroke Road
Clifton
Bristol
BS8 3BA

www.alderking.com

AK Ref: TWD/Pending

Date: April 2025

Subject to Contract

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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.