



TO LET

Detached production building with craneage and secure yard - 21,183 sq ft

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



Location

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

The property sits within a landscaped setting and benefits from good transport connections, with motorway access via the B4509 and B4058 to junction 14 of the M5 at Falfield.

The property is within 12 miles of the M4/M5 motorway interchange at Almondsbury, which provides access to Bristol, Cardiff (via the M48/M49) and London.



M5



4 miles northwest

Bristol



15 miles

Yate



5 miles

**Wooton-
under-Edge**



4 miles



Accommodation

Description

The property comprises a detached double bay production building with a single storey lower headroom annex and ancillary offices/toilets.

The building is accessed via two roller shutter loading doors located in the front elevation with further doors to the annex and yard and one from the left hand production bay.

The production bays are served by overhead cranes with two cranes located in each comprising

- Left hand bay – 2 and 10 tonnes
- Right hand bay – 2 and 5 tonnes

Externally there is forecourt parking together with a secure yard which has a further overhead crane with a capacity of 10 tonnes.

If additional office space is required there are two detached office buildings comprising **Alderley House** (4,903 sqft) which is immediately adjoining together with **Kingfisher House** (3,946 and 4,117 sqft) opposite. Further details are available upon request.

Services

We are advised that main services (power and water) are connected to the premises. We confirm that we have not tested any of the service installations including the cranes and any occupier must satisfy themselves independently as to the state and condition of such items prior to entering into a lease.

Area	Sq ft	Sq m
Left hand workshop	8,568	795.99
Right hand workshop ground floor	8,373	777.87
Right hand workshop first floor offices	932	86.58
Higher headroom annex	837	77.75
Higher headroom annex mezzanine	394	36.60
Lower headroom annex	2,079	193.14
TOTAL	21,183	1,967.93

Manufacturing



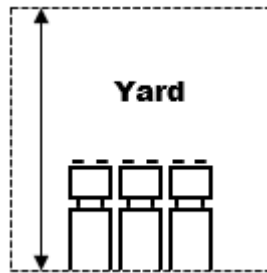
Crane



Eaves height 6.3 + 6.8m



Yard



Surface level doors



Office content



Mezzanine



Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has most recently been used for B2 (General Industrial) uses and occupiers should make their own enquiries to confirm with 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 by way of a new full repairing and insuring lease for a term of years to be agreed to be drafted outside the Security of Tenure provisions of the 1954 Landlord and Tenant Act.

The lease will incorporate 5 yearly upward only rent reviews to the greater of the passing, open market rent or annual compound CPI subject to a minimum of 2% p/a and maximum of 5% p/a.

Rent

£158,875 per annum exclusive of rates, insurance, service charge and 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:



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AK Ref: AJR/101362

Date: May 2025

Subject to Contract

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2. Misrepresentation Act 1967

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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.



Alderley House



Kingfisher House

alder king
PROPERTY CONSULTANTS

