

FOR SALE

WHALE WHARF | BRISTOL | BS35 1NP



FOR SALE ON BEHALF OF THE JOINT FIXED CHARGE RECEIVERS, JAMES LIDDIMENT & PAUL GREENHALGH C/O KROLL ADVISORY LTD.

WHALE WHARF



Approximate boundary (area not to exact scale)

THE OPPORTUNITY

PRESS FOR DRONE FOOTAGE

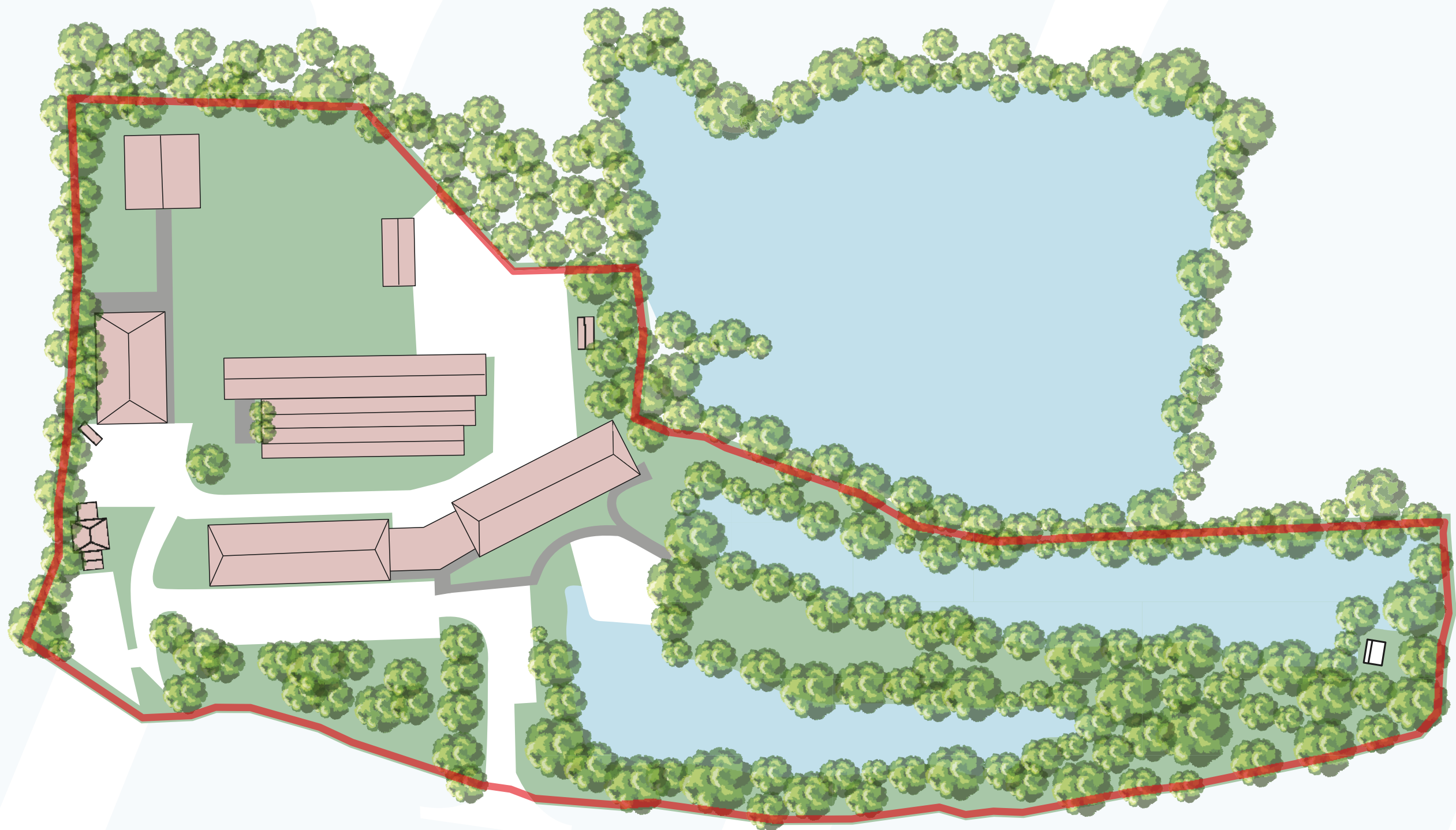
Whale Wharf comprises a collection of six existing buildings, some already refurbished and some with refurbishment/redevelopment potential, occupying a site of c.9 acres adjoining the River Severn at Littleton-upon-Severn to the north of Bristol.

The property provides an outstanding environment offering mature landscaped grounds and views across the River Severn to the Welsh hills.

The site benefits from established power and internet connections.

Whale Wharf offers access via the M48 at Junction 1 at Aust to the M4/M5 Interchange and out into the national motorway network. Bristol is approximately 12 miles to the South with Bristol Parkway Station offering access to the national rail network. The nearby town of Thornbury offers a wide variety of retail and leisure amenities.

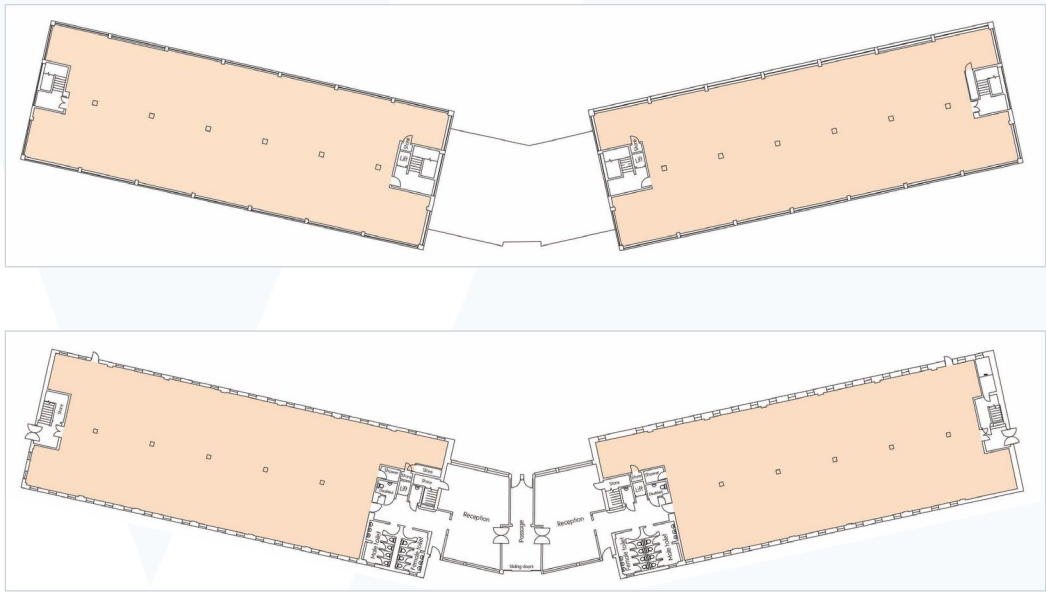
The property is offered for sale as a whole or in parts.



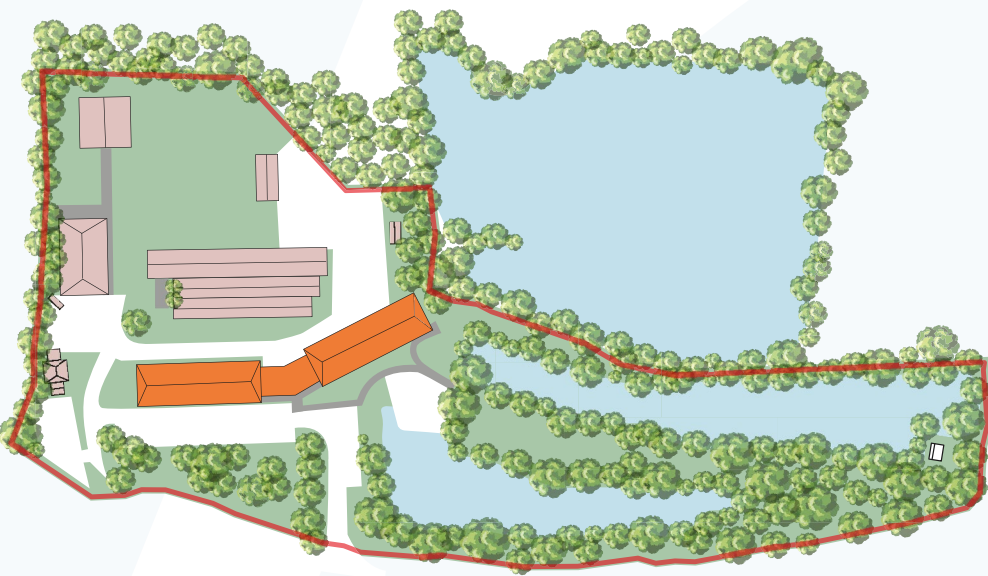
BELUGA HOUSE - EXISTING REFURBISHED BUILDING

Beluga House is an existing two storey building arranged in two wings with a central entrance/reception which has already been comprehensively refurbished to a high standard incorporating the following features;

- Brick elevations incorporating openable double glazed windows beneath a pitched tile covered roof
- Suspended ceilings incorporating recessed lighting
- Ceiling mounted comfort cooling throughout
- High quality fitted wc's
- Fitted data cabling
- Perimeter trunking
- Carpet tiles to office areas
- 148 allocated parking spaces



BELUGA HOUSE



ACCOMMODATION

	FLOOR	SQ M	SQ FT
GROUND FLOOR	WEST	728	7,790
	EAST	704	7,534
FIRST FLOOR	WEST	728	7,790
	EAST	704	7,534
TOTAL		2,754.6	29,650

All floor areas represent approximate net internal floor areas subject to joint on site measurement.



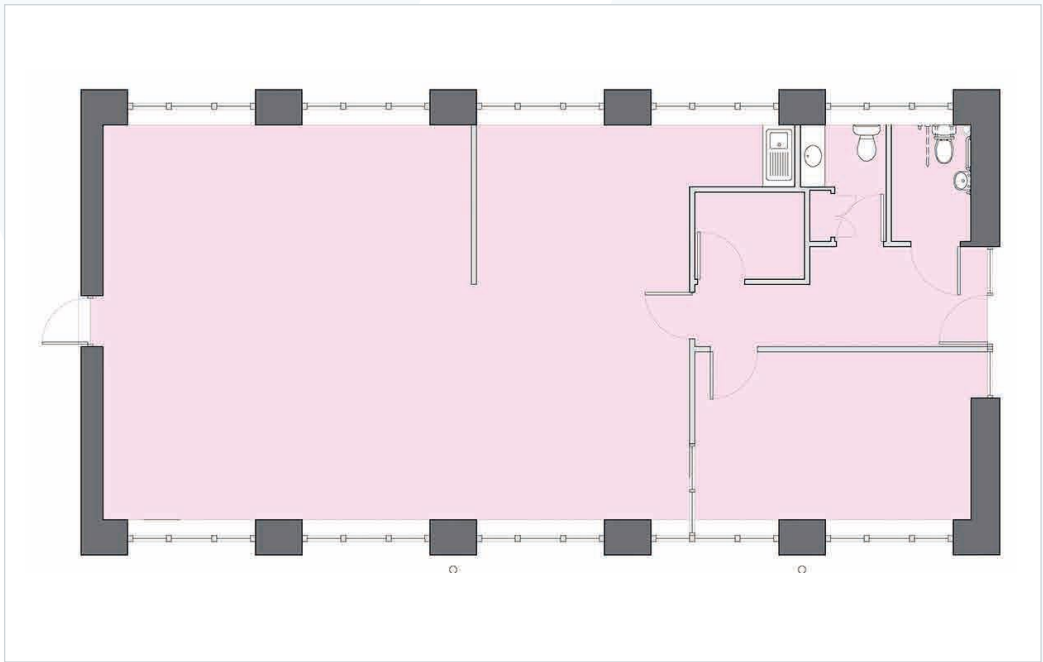
BALEEN HOUSE - EXISTING REFURBISHED BUILDING

CURRENTLY LET AND INCOME PRODUCING

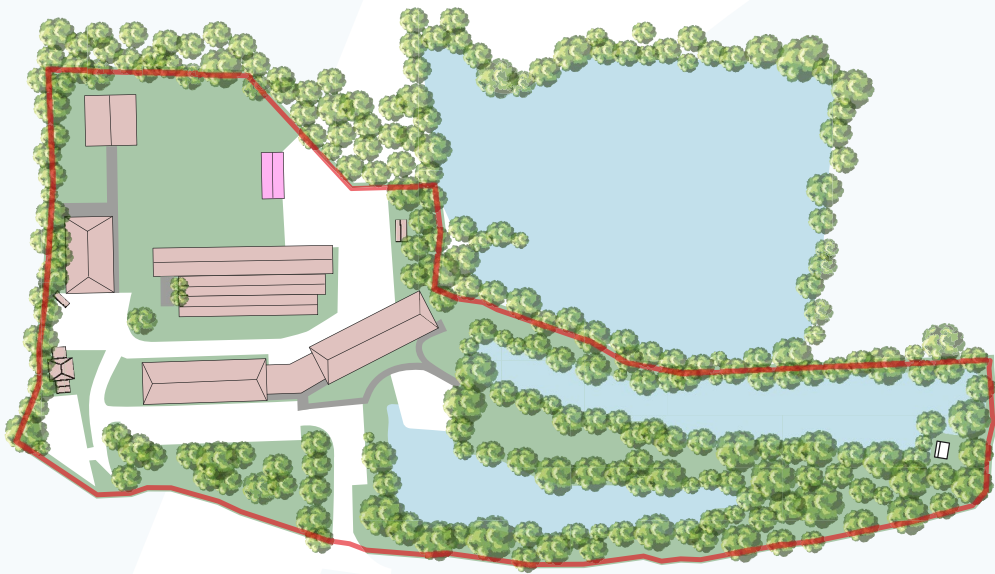
Ballen House is an existing self contained single storey building currently held on an existing lease and occupied by ECUS Limited.

The property has already been comprehensively refurbished to a high standard incorporating the following features;

- Brickwork panel elevations incorporating double glazed windows beneath a pitched tile covered roof
- Suspended ceiling
- Electric heating
- Separate wc's
- Carpet tiles to office areas
- Existing lease details available upon request.



BALEEN HOUSE



ACCOMMODATION

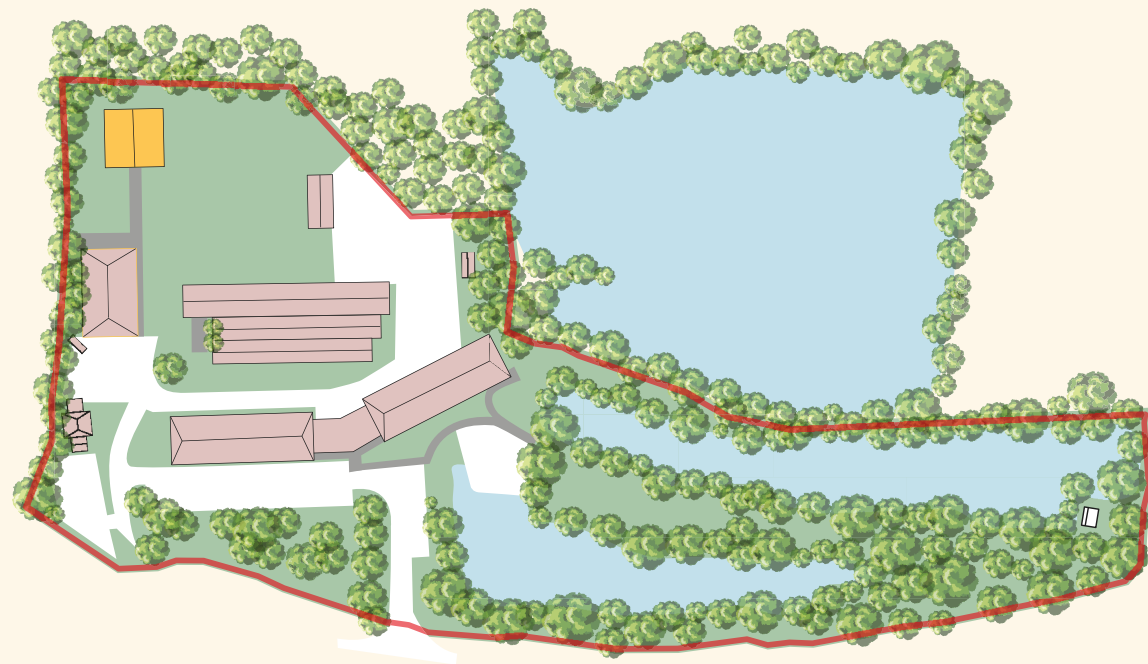
FLOOR	SQ M	SQ FT
GROUND	128.12	1,379
TOTAL	128.12	1,379

All floor areas represent approximate net internal floor areas subject to joint on site measurement.



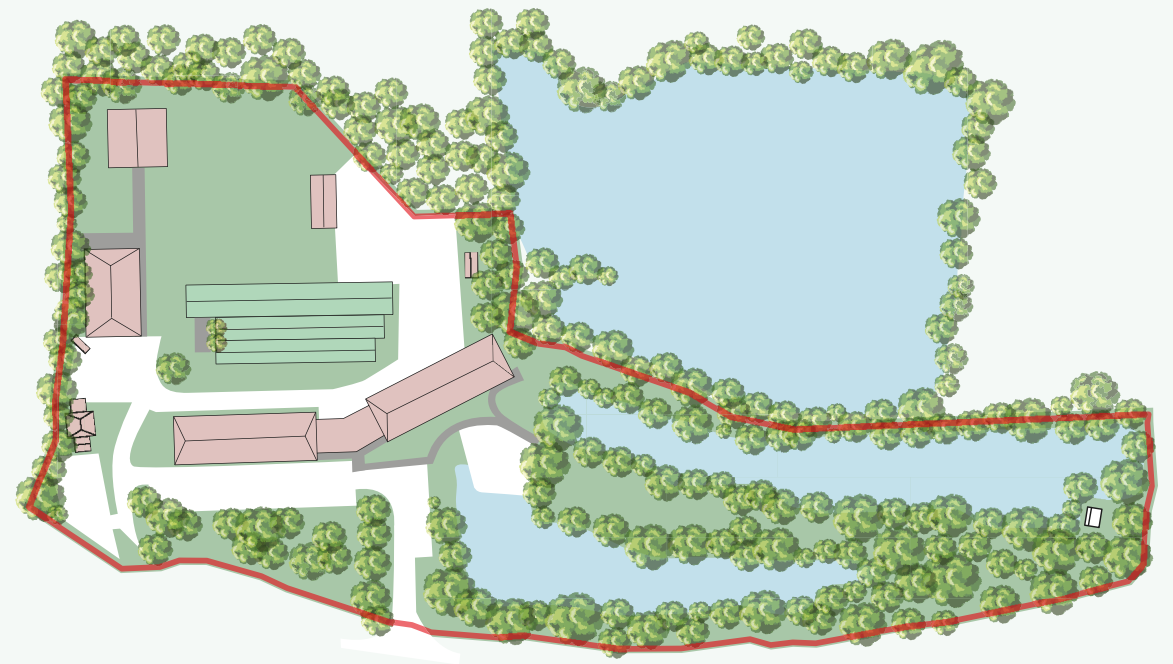
GRAY HOUSE - EXISTING BUILDING WITH POTENTIAL FOR REFURBISHMENT/REDEVELOPMENT

Gray House is an existing single storey part clad building which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.



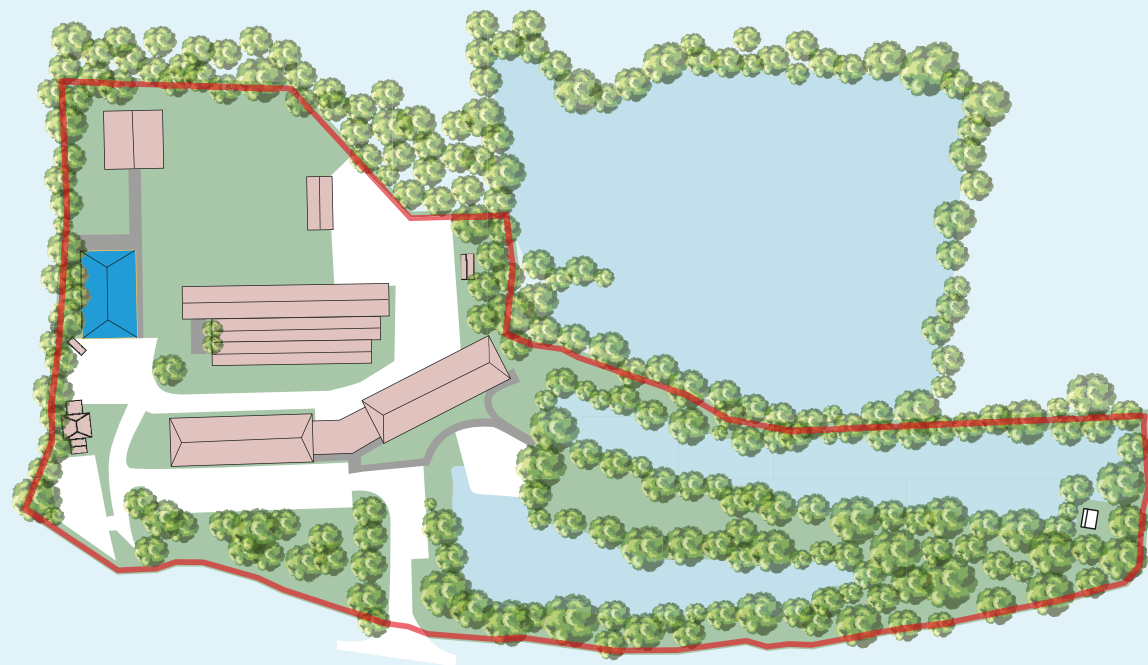
PILOT HOUSE - EXISTING BUILDING WITH POTENTIAL FOR REFURBISHMENT/REDEVELOPMENT

Pilot House is an existing single storey building arranged in three bays beneath pitched tiled roofs which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.



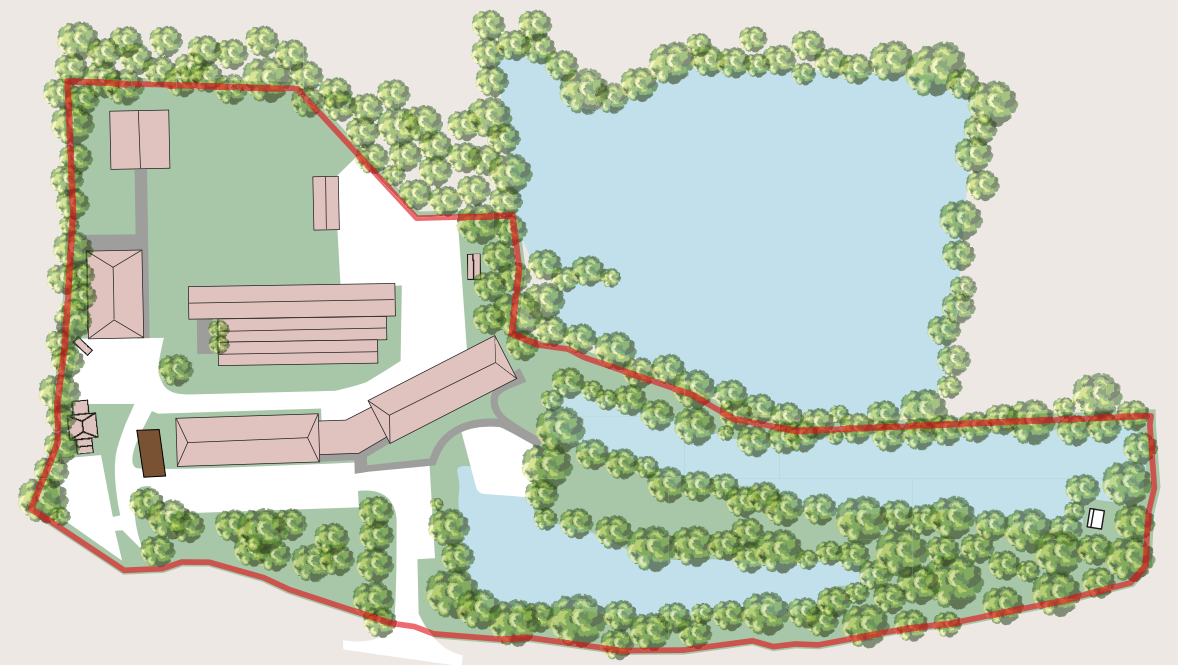
ORCA HOUSE - EXISTING BUILDING WITH POTENTIAL FOR REFURBISHMENT/REDEVELOPMENT

Orca House is an existing single storey part clad building which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.



BREACH HOUSE - EXISTING BUILDING WITH POTENTIAL FOR REFURBISHMENT/REDEVELOPMENT

Breach House comprises an existing two storey building which offers potential for refurbishment/redevelopment for various uses subject to obtaining the necessary Planning and other consents.



LOCATION

Whale Wharf occupies an unrivalled location alongside the River Severn at Littleton-upon-Severn to the north of Bristol.

Whale Wharf offers access via the M48 at Junction 1 at Aust to the M4/M5 Interchange and out into the national motorway network. Bristol is approximately 12 miles to the South with Bristol Parkway Station offering access to the national rail network. The nearby town of Thornbury offers a wide variety of retail and leisure amenities.

DRIVE TIMES (Approx)

- London - 130 minutes
- Birmingham - 85 minutes
- Cardiff - 45 minutes

THE HISTORY OF WHALE WHARF

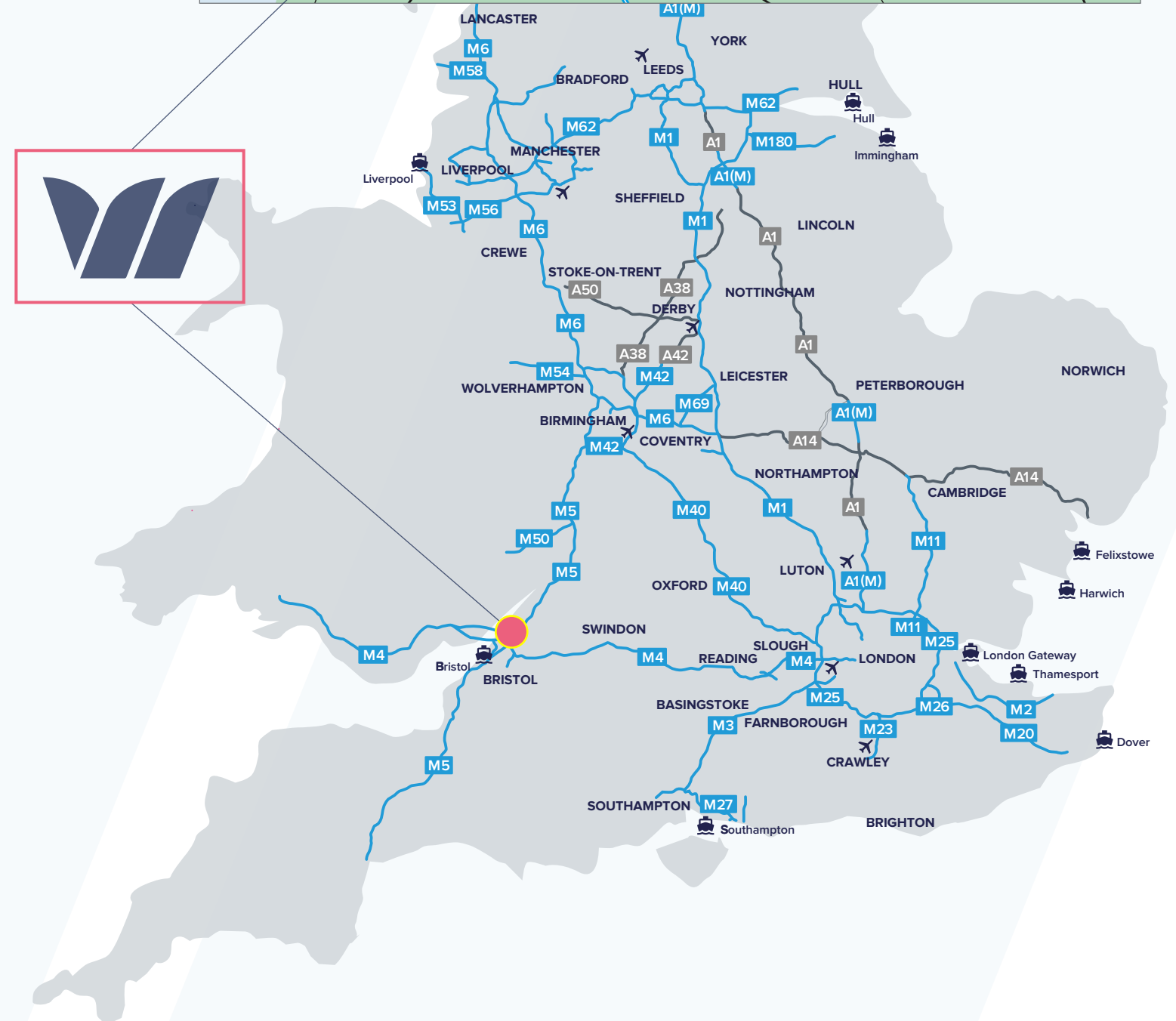
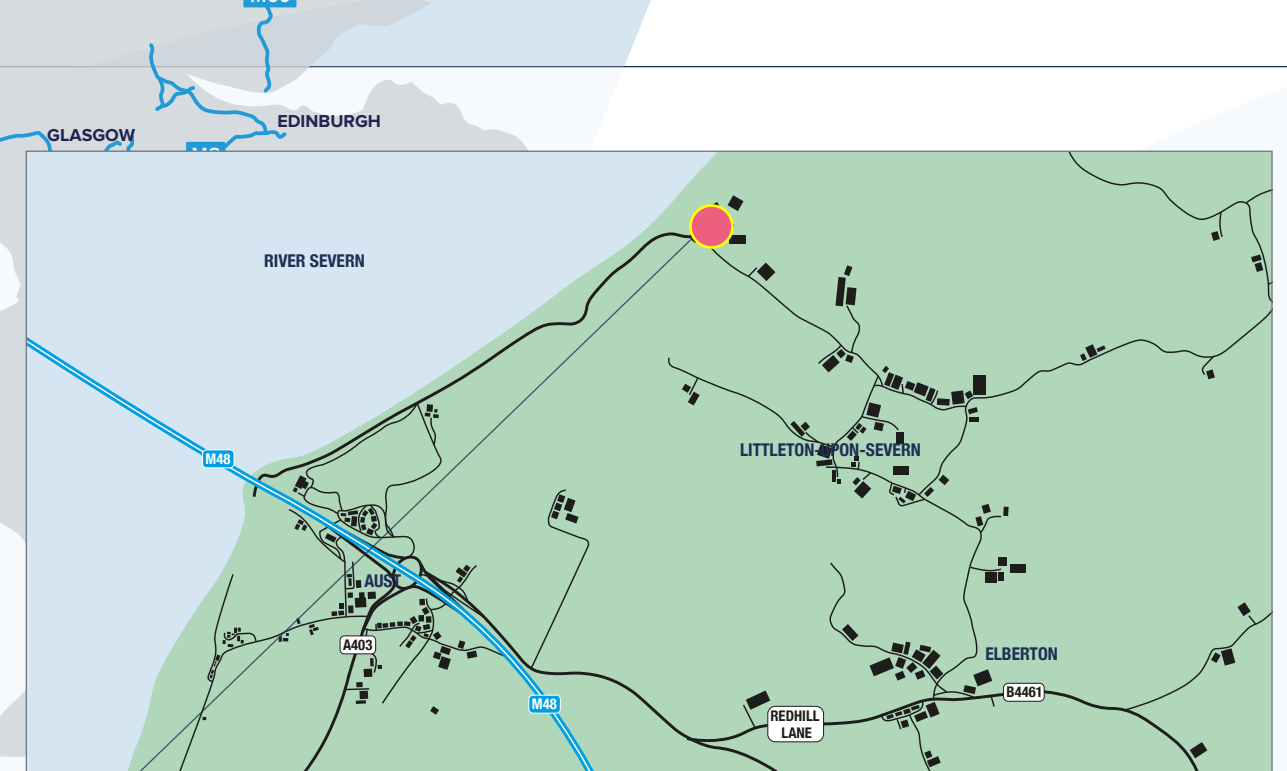
Whale Wharf took its name from a remarkable event that took place in 1885.

In January of that year a 68ft whale was stranded near the brick and tile works on the bank of the Severn near Littleton. This was a remarkable occurrence and people travelled from far and wide to see the unfortunate creature. The Midland Railway even put on special trains to Thornbury and it is estimated that more than 20,000 people visited the site which immediately became known as Whale Wharf.

After the whale had been on the foreshore for a fortnight it had become somewhat ripe, a reporter for the Dursley Gazette recording that: "Those who stood to the leeward, and into whose faces the spicy breeze from the monster blew, held their noses and manifested in a very demonstrative manner that their olfactory organs were in no way delightfully tickled!"

Whale Wharf has a long history of Severnside activity stretching back almost 150 years. Bricks and tiles were made on the site for many years, taking advantage of the river for easy shipping of the goods, but in more recent times Whale Wharf has hosted motor engineering businesses, boat building and repairs, paint spraying, vacuum plant manufacture, machine shops, furniture manufacture, double glazing manufacture and even a garden centre.

During the early 1980's the site became an established micro-electronics lab and office facility with some of the buildings having subsequently been comprehensively refurbished.



TENURE

The property is offered by way of a sale of the freehold interest as a whole or in parts.

PRICE

On application.

PLANNING

The property offers potential for various alternative uses subject to obtaining Planning and the other necessary consents. Further information in relation to the properties planning history is available on request.

EPC

EPC's are available in relation to Beluga House and Baleen House.

VAT

VAT will be payable on the purchase price.

LEGAL COSTS

Each party to bear their own legal costs in relation to any agreed transaction.

BUSINESS RATES

Interested parties should make their own enquiries to South Gloucestershire Council to ascertain the exact rates payable.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017 Alder King LLP will require any purchaser to provide proof of identity along with any required supporting documentation.

ASBESTOS REGULATIONS

The detection of asbestos and asbestos related compounds is beyond the scope of Alder King LLP and accordingly we recommend that all parties obtain advice from a specialist source.

IMPORTANT NOTICE

These particulars do not constitute any offer of contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. Details produced September 2021.



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