



HASLAM S
CHARTERED SURVEYORS

NEW INSTRUCTION

TO LET



FORMER ARBORFIELD STUDIOS

Langley Common Road Wokingham RG40 4TS

TYPE	FILM STUDIOS / WAREHOUSE / OPEN STORAGE LAND
TENURE	LEASEHOLD
SITE AREA	APPROX. 33.28 ACRES (13.47 ha)
BUILDINGS	WAREHOUSES, OFFICES & FILM STAGES RANGING c. 5,000 - 100,000 SQ FT

KEY POINTS

- > Former Arborfield Garrison
- > Recently occupied as film studios
- > Available as whole or in parcels
- > Suitable for a variety of uses (STPP)
- > Numerous buildings totalling c. 312,000 sq. ft.
- > Open storage opportunities from c. 2.7 acres
- > Secure gated site

T: 0118 921 1515 W: [haslams.co.uk](https://www.haslams.co.uk)



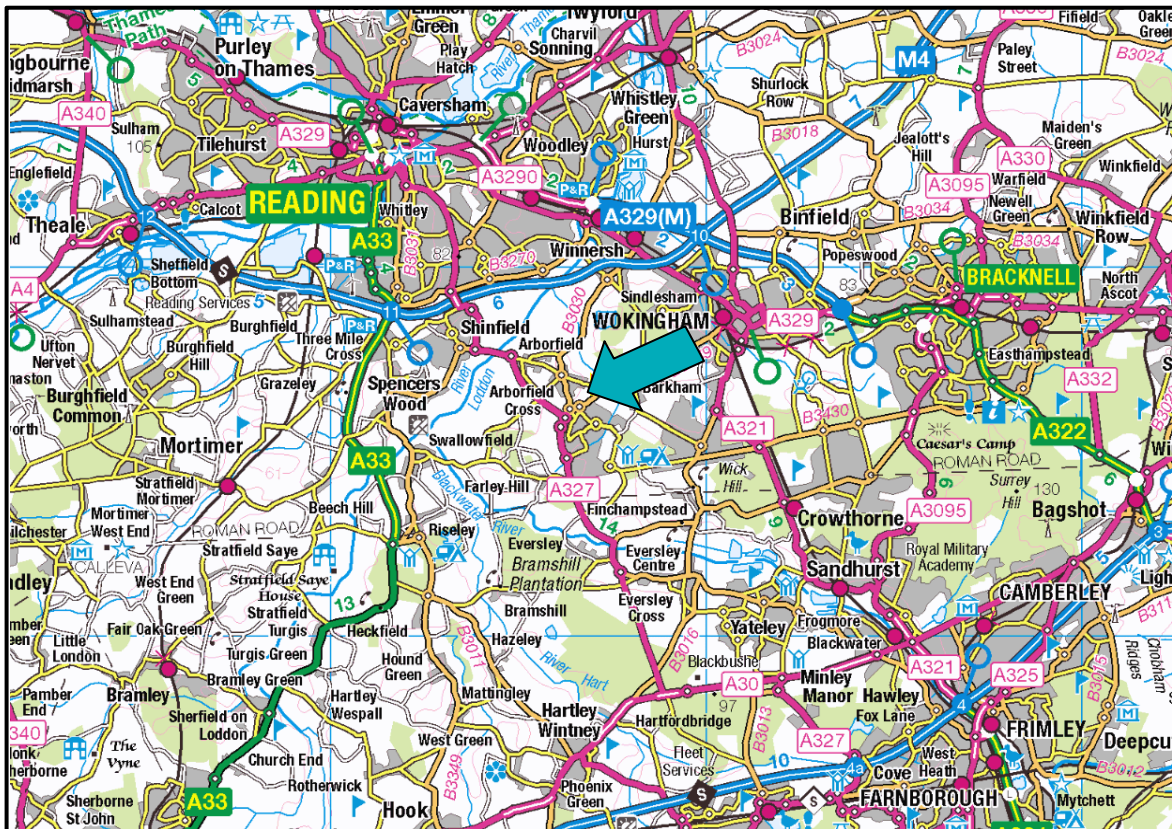
Site Location

The Site is accessed via Langley Common Road which links the villages of Arborfield and Barkham. Central Reading lies approximately 7 miles north west, Wokingham town centre is situated 3 miles north east and Junctions 11 and 12 of the M4 Motorway are situated 4.7 miles north west and 4.5 north east respectively. Junction 4 of the M3 Motorway is situated 11.1 miles to the south east.

Along the southern boundary of the Site is Arborfield Green, a residential lead development. To the north and eastern boundary is rural land.

Heathrow Airport is approximately 35 minutes drive from the Site.

We refer you to the map extract below for further information.



Site Description

The site comprises part of the former Arborfield Garrison which was vacated in 2015. The Site and most of its buildings have since been used as a film studio complex with 3 no. filming stages and numerous supplementary warehouses, workshops, offices and amenities.

The site includes several areas of tarmac and concrete hard standing, most of which could be secured via fencing.

Some buildings situated within the site have been decommissioned.

The OS plan overleaf shows the entire site edged red.

SITE PLAN



Planning

The Site was subject of a successful planning application (ref. 162881) determined 2nd February 2017 for “*temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1*, and the use of the site and hard standing for parking and storage, with associated access.*”

*Use Class B1 now constitutes Use Class E.

The above temporary permission is due to expire 1st February 2026.

The above temporary permission is subject to the following time restrictions:

Filming Hours Permitted:

Monday to Friday: 8am to 8pm

Saturday: 8am to 1pm

Sunday and Public Holidays: Not permitted.

Late Night (limited to no more than 28 days per year): 8pm to 12am.

Overnight (limited to no more than 10 days per year): 12am to 8am.

Associated Activities Permitted:

Monday to Friday: 8am to 6pm

Saturday, Sunday and Public Holidays: Not permitted.

The Site is part-subject of a residential lead development with planning consent (ref. 140977).

Offers will be considered on an Unconditional or Conditional basis, subject to planning only. If required, the landlord will consider obtaining temporary planning consent for an alternative use for up to 5 years.

Business Rates (2023/2024)

The Site is currently rated as a single entity described as “*Film studios & premises*”. The Rateable Value as per the most recent valuation date of 1st April 2023 is £2,880,000, however, the landlord has received notice from the Valuation Office Agency that the Rateable Value as of 1st April 2023 will be reduced to £600,000.

Services

Gas, electricity, water, drainage and broadband services are available on site and to most buildings. Where these utilities are on a private MoD network the tenant will be required to pay for usage to the landlord directly. The tenant will be expected to manage and maintain utilities within the site themselves, or to cover the costs of the landlord managing these in addition to the rent agreed.

The total electricity capacity available to the site is currently up to approx. 1.3 MVA.

Parcels 1 to 4

We have presented 4 possible split options overleaf which could be available to prospective occupiers. The plans are intended as a guide and are not to scale. The boundaries are not definitive although the layout has been carefully designed to allow for HGV access to the entire site.

Parcel 1



Description

Parcel 1 contains the majority of buildings which make up the Site, with mostly level tarmac and concrete roads and yards in-between. Most buildings benefit from HGV access.

Building 20 known as “Stage 3” is equipped as a filming stage with gantry cranes and benefits from a reception, offices, WCs and kitchen facilities. The minimum eaves height is 8.3m.

Accommodation and EPC

We understand the approximate gross internal area (GIA) and current EPC ratings of the buildings are as follows:-

Building No.	sq ft	sq m	EPC rating
13	34,506	3,206	TBC
14	7,481	695	E 112
16	10,850	1,008	E 113
17	8,493	789	E 105
18	22,400	2,081	E 108
20 (“Stage 3”)	26,813	2,491	D 80
21	16,372	1,521	E 105
22A	1,690	157	C 69
22B	1,690	157	C 74
32	6,846	636	E 124
33	5,726	532	TBC
34	5,791	538	TBC
Total	148,658	13,811	

Site Area

The total site area of Parcel 1 shown edged pale blue in the above plan and overleaf, is approx. 10.80 acres (4.37 ha).

Parcel 1 Photos



Unit 20 Photos



Parcel 2



Description

Parcel 2 consists primarily of three open storage sites and a mixed use building (Units 46 & 47). The entire parcel and both buildings benefit from HGV access.

Building 46 known as “Stage 2” is equipped as a filming stage with gantry cranes and benefits from a reception, offices, WCs and kitchen facilities. The minimum eaves height is 6.46m.

Accommodation and EPC

We understand the approximate gross internal area (GIA) and current EPC ratings of the buildings are as follows:-

Building No.	sq ft	sq m	EPC rating
46 (“Stage 2”)	47,964	4,456	C 63
47	6,932	644	D 77
Total	54,896	5,100	

Site Area

The total site area of Parcel 2 shown edged dark blue in the above plan and overleaf, is approx. 7.66 acres (3.10 ha).

Parcel 2 Photos



Unit 46 Photos



Parcel 3



Description

Parcel 3 consists primarily of a single warehouse unit (Unit 50) known as “Stage 1” with associated access, yard and parking. HGV access to the entire parcel is excellent.

Building 50 Specification

The unit benefits from the following specification;

- Warehouse of c. 76,000 sq. ft.
- Equipped filming stage with gantry cranes
- 10.2 metre minimum eaves height
- Three phase power
- Reception
- Numerous offices
- WCs and kitchen
- 2x large sliding electric loading doors (Height: 9m, Width: 20.2m)
- LED lighting

Accommodation and EPC

We understand the approximate gross internal area (GIA) and current EPC ratings of the building is as follows:-

Building No.	sq ft	sq m	EPC rating
50 (“Stage 1”)	100,890	9,374	D 98
Total	100,890	9,374	

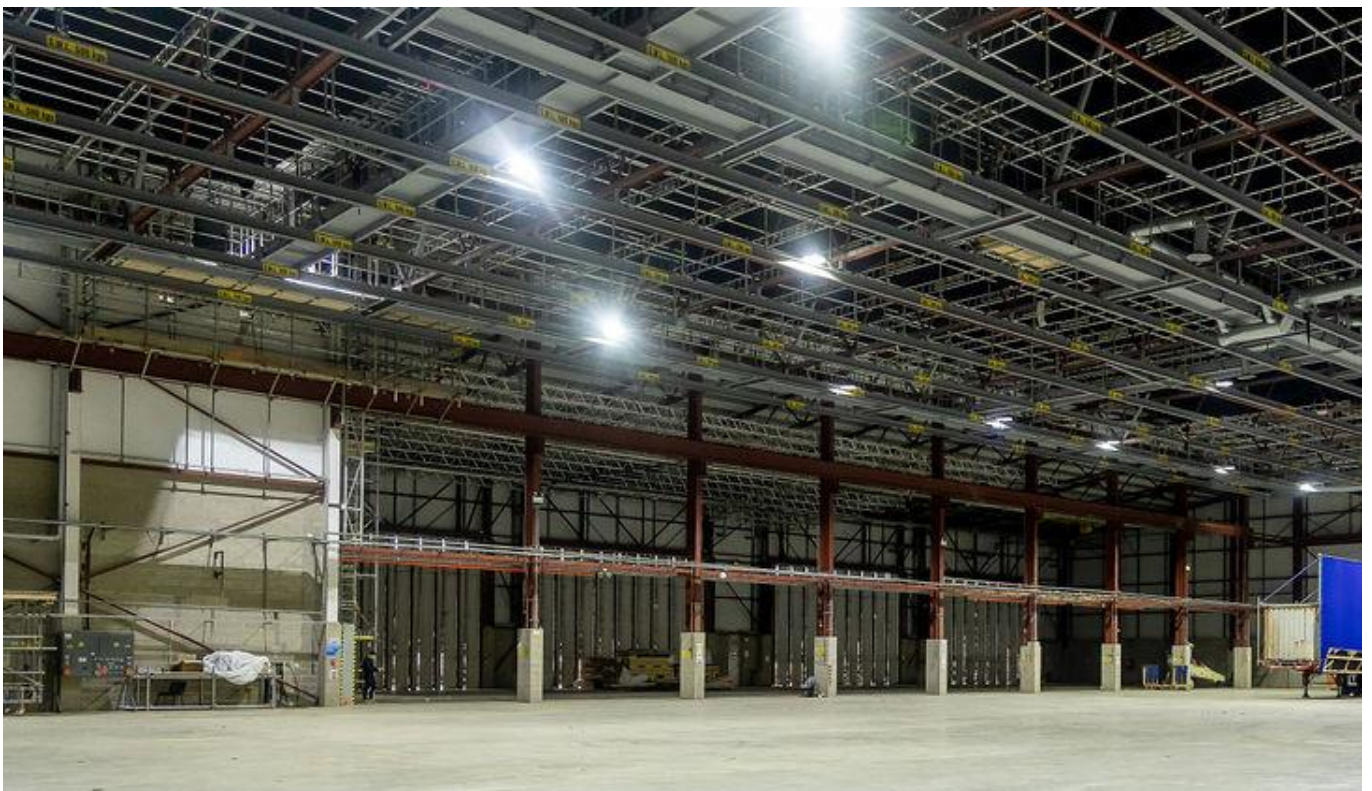
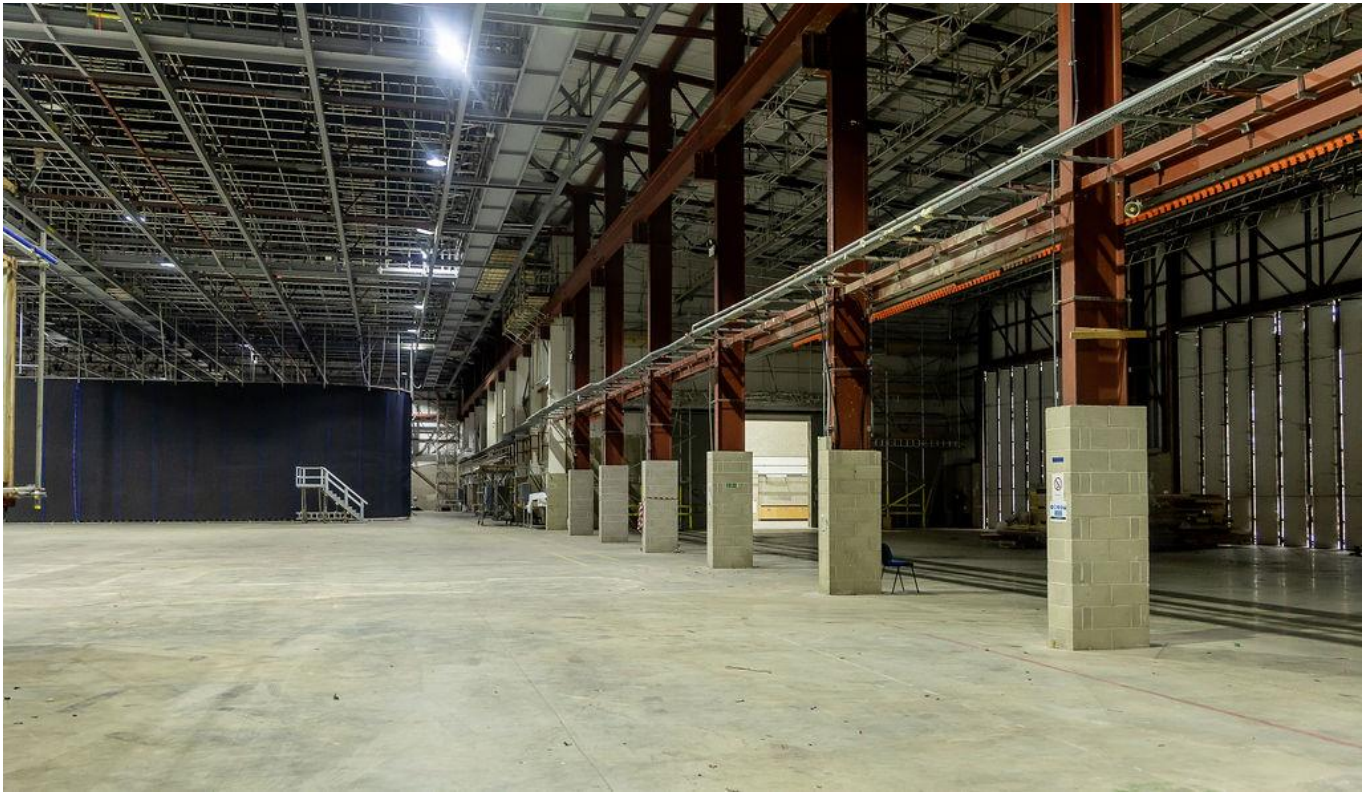
Site Area

The total site area of Parcel 3 shown edged green in the above plan and overleaf, is approx. 8.31 acres (3.36 ha).

Parcel 3 Photos



Unit 50 Photos



Parcel 4



Description

Parcel 4 consists primarily of a single open storage site and an office building (Unit 39).

The parcel has been most recently configured as a car park with a relatively level tarmac surface.

Parcel 4 is close to the entrance of the Site providing excellent HGV access.

Accommodation and EPC

We understand the approximate gross internal area (GIA) of the building and its current EPC rating is as follows:-

Building No.	sq ft	sq m	EPC rating
39	8,288	770	E 108
Total	8,288	770	

Site Area

The total site area of Parcel 4 shown edged orange in the above plan and overleaf, is approx. 2.71 acres (1.10 ha).

Parcel 4 Photos



Terms

The site is available to let as a whole or in parcels on full repairing and insuring terms to be agreed. Rent on application.

Where use of the gantry cranes is required, the tenant will accept all health and safety liability for their maintenance, inspection and safe use. Where these are not required, the landlord will make these secure.

Legal Costs and VAT

Each party to bear their own legal costs. The property is elected for VAT.

Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Viewings and Enquiries

All enquiries should be directed to the landlord's sole agent:

Mr Ed Ponting
Haslams Surveyors LLP
Apex
Forbury Road
Reading
RG1 1AX

Telephone: 07921 404659
Email: edponting@haslams.co.uk

Viewings of the Site are by appointment only via Haslams.

Please note that parties must not enter the Site without our prior authority and any inspection of the Site is at the prospective occupier's risk.

Misrepresentation Act 1967 – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams Surveyors LLP and their clients have no authority to make or give any representation or warranty in relation to the property.

Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 – These details are believed to be correct as at May 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.
Particulars Printed May 2024



Ed Ponting
07921 404659
edponting@haslams.co.uk