

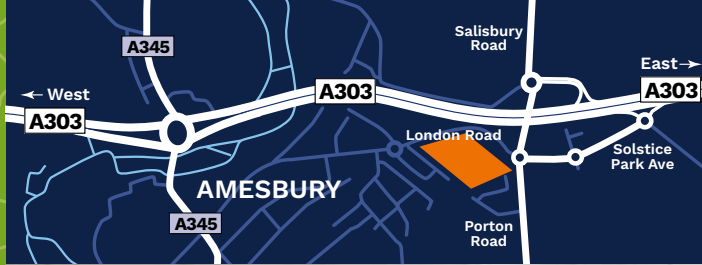
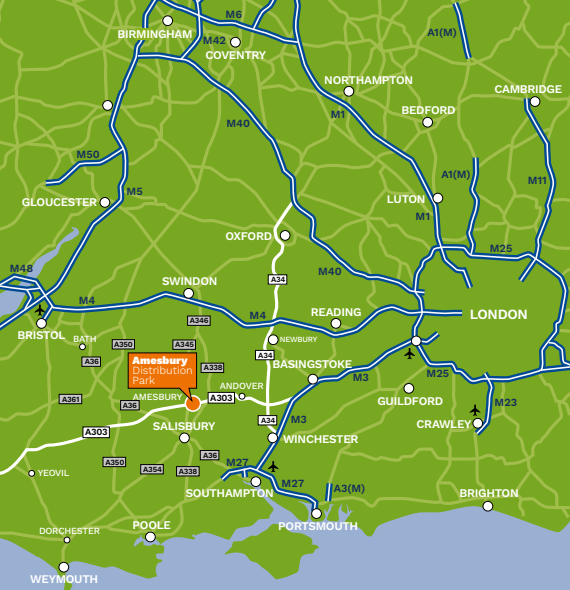


Amesbury Distribution Park
London Road
Amesbury
SP4 7RT

Refurbished Open Plan Offices To Let



Minton House



Modern Open Plan Offices in a Strategic Location

Minton House forms part of the Amesbury Distribution Park and comprises three storeys of recently refurbished, modern open plan offices.

Location

Minton House is situated on the eastern edge of the town of Amesbury, which lies alongside the A303 South West Trunk Route. It is strategically located with access to all major road networks across the south and to the north.

The A303 links to the M3/M25 London, A34 north to the M4 and M40 and A34 south to the M27 corridor and South Coast Ports. The A303 runs west to link to the M5 at Exeter.

The City of Salisbury is 8 miles to the south with main line railway connections into London Waterloo via Salisbury or Gaterley (7 miles). Andover and Basingstoke are 13 and 34 miles to the east.

Other local occupiers include Animal Friends Insurance, Lovibond Tintometer, T J Morris, Muller and Greggs.

Description

Minton House offers refurbished, modern office accommodation in a highly accessible location, adjoining the A303.

An entrance reception leads to a stairwell and lift core servicing the building providing male and female cloakroom facilities and kitchen. The individual suites are predominantly open plan with suspended ceilings with recessed lighting, central heating and air conditioning (certain suites). There is excellent on site car parking. The property benefits from 24/7 site security.

Accommodation

Please refer to separate availability schedule.

Lease Terms

New proportional full repairing and insuring leases for a term to be agreed, subject to periodic upward only rent reviews.

Service Charge

The lessee to pay a service charge towards the maintenance and upkeep of the common areas of the building and the site.

VAT

VAT is payable on the rent.

Business Rates

Refer to availability schedule.

Services

Mains electricity, gas, water and drainage.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Planning

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

Viewing

Strictly by appointment with Myddelton and Major - 01722 337577.

EPC

EPC - C63

Disclaimer

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:-
i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



Minton House

**Minton House,
Amesbury Distribution Park,
London Road, Amesbury, SP4 7RT**

Availability Schedule

Suite	Floor Area Sq Ft	Sq M	Rateable Value* (Rates Payable for year ending 31/03/26)	Rent (Per annum)
Second Floor				
Suite 7	1177	109.34	£12,500 (£6,237.50)	£13,000
Suite 9	1951	181.25	£18,500 (£9,231.50)	£21,500
Suite 11	692	64.29	£6,700 (£3,343.30)	Under Offer
Suite 12	3121	289.95	£27,000 (£13,473)	£35,895

- Schedule to be read in accordance with our brochure.
- There is a service charge for the upkeep and maintenance of the common areas of the Business Park.
- Rent exclusive of VAT (if applied).
- *Business rates to be assessed. Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.
- Minton House has an EPC Rating of C75.

Ref: DS/JW/16252-3

Myddelton & Major LLP

Chartered Surveyors & Estate Agents

Registered Office, 49 High Street, Salisbury, SP1 2PD

Partnership No. OC455449 Registered in England & Wales



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