



#### TO LET

Workshop/Warehouse Unit  
1715 sq ft (159.32 sq m)

- Modern Business Park
- Double End of Terrace Unit
- Two Full Height Loading Doors
- 6 Allocated Parking Spaces

## Sarum Business Park, Salisbury

Unit 21/22, Sarum Business Park, Lancaster Way, Old Sarum, Salisbury, SP4 6FB



## LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

Sarum Business Park is located alongside the Old Sarum Airfield, which lies approximately 3 miles north of the City of Salisbury. There is good access onto the A345 Salisbury to Amesbury Road. The former RAF base at Old Sarum has been developed since the late 1980's to provide a range of modern business units, as well as utilising the original Listed hangars. Sarum Business Park is situated at the entrance to the main Airfield site and Unit 21/22 is located in the centre of the site, giving excellent visibility to other occupiers.

## DESCRIPTION

Unit 21/22 comprising an end of terrace, modern industrial unit. It is of steel portal frame construction with insulated composite cladding doors and roof. Originally designed to be two separate units, no separate central partition was constructed and the unit has two loading doors and two personnel doors.

The unit has a kitchenette and WC facilities. The unit has the benefit of 6 allocated parking spaces.

**Money Laundering Regulations** Purchasers/Tenants will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

## 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: 0300 456 0114.

## ACCOMMODATION

Workshop/  
Warehouse **1715 sq ft** (159.32 sq m)

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

## RENT

£18,500 per annum exclusive.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

Rateable Value: £9,400.\*

Rates payable for year ending 31/03/26:  
£4,690.60.\*\*

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

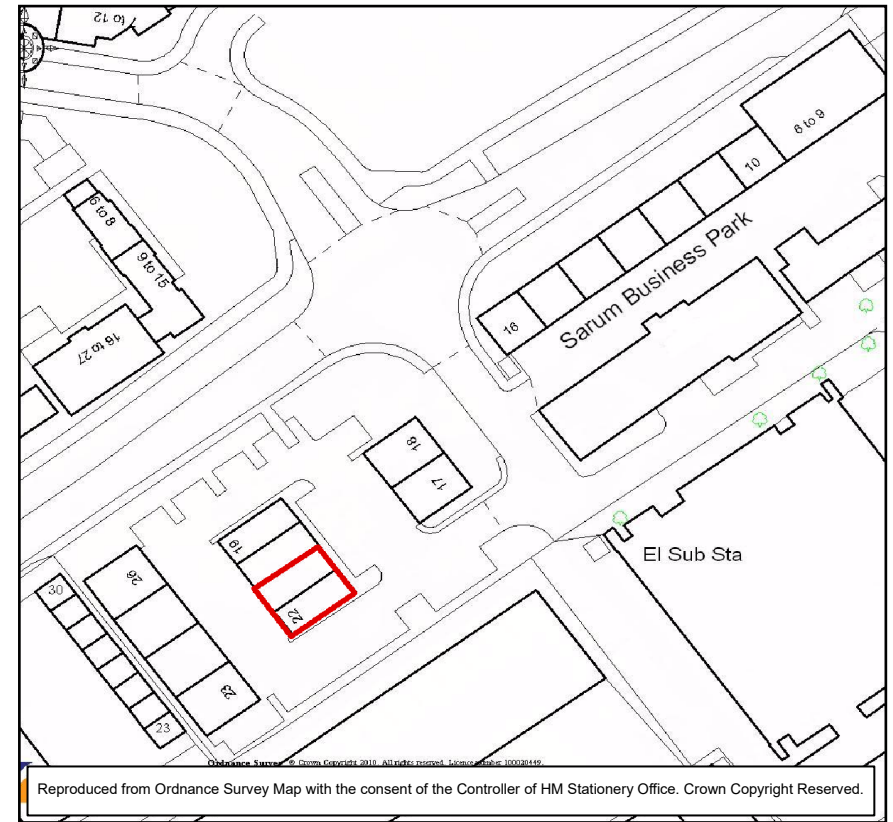
\*\*This property may qualify for Small Business Rates Relief.

## SERVICES

Mains electricity (3 phase), gas, water and drainage available.

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

**Code for Leasing Business Premises** As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the RICS web-site, [www.rics.org](http://www.rics.org).



## ENERGY PERFORMANCE

The property has an EPC rating of D88.

## VIEWING

Strictly by appointment only.

Ref: DS/MF/JW/15698-21/22

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