



FOR SALE OR TO LET

Warehouse/Industrial Unit
2025 sq ft (188.12 sq m)

- Established Industrial Estate
- Ground Floor Reception & First Floor Offices
- Open Sided, Gated, Secure Storage
- 9 Car Parking Spaces

Churchfields Industrial Estate, Salisbury

9A Edison Road, Churchfields Industrial Estate, Salisbury, SP2 7NU



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.

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station. The Estate was created in the 1960s and remains the City's most established commercial employment area. There is a high percentage of trade/retail occupiers such as Screwfix, Toolstation, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

Edison Road is situated off Stephenson Road, one of the principal service roads on the Estate.

DESCRIPTION

Unit 9a comprises a two storey workshop and office building of brick elevations under a mono pitched roof of profile steel sheet cladding. The unit benefits from a loading and parking area to the front.

Internally, the building is arranged as a ground floor reception and storage facilities accessed via a roller shutter door. There is an open sided storage area gated for security and at first floor level there are several offices, WC facilities and a kitchenette. The property has the benefit of 9 car 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

Ground Floor	1135 sq ft	(105.45 sq m)
First Floor		
Offices	890 sq ft	(82.68 sq m)
External Storage	373 sq ft	(35.65 sq m)
Total	2398 sq ft	(222.77 sq m)

TENURE

Freehold or New Lease.

PRICE

£240,000.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£17,495 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

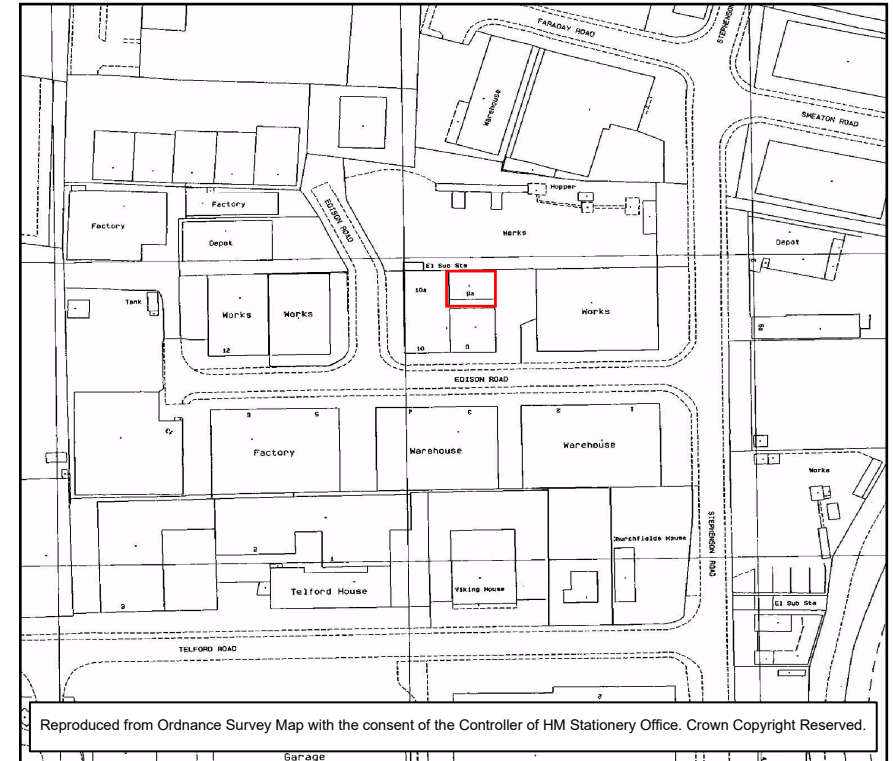
Rateable Value: £7,500.*

Rates payable for year ending 31/03/27: £3,240.**

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

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

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.



SERVICES

Mains electricity, 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.

ENERGY PERFORMANCE

The property has an EPC rating of C64.

VIEWING

Strictly by appointment only.

Ref: DS/MF/JW/17096

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