



TO LET

Industrial/Warehouse Unit
915 sq ft (85.00 sq m)

- Modern Industrial/Warehouse Unit
- Established Business Location
- Forecourt Parking/Loading

Portway Business Centre, Old Sarum, Salisbury

Unit 2, Portway Business Centre, Castlegate Business Park, Old Sarum, Salisbury, SP4 6QX

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.

The Portway Business Centre is part of Castlegate Business Park, alongside the historic Old Sarum Airfield. The Business Centre was developed in the mid 1990's and comprises modern industrial/warehouse units.

The Portway Business Centre is situated at Old Sarum, approximately 3 miles north of the City Centre. It lies just off the A345 Salisbury to Amesbury road providing good access.

DESCRIPTION

The property comprises a factory/warehouse unit of steel portal frame construction with part cavity brick and blockwork and part coated profile steel walls and roof.

Features include an up and over shutter door, fitted office, kitchenette and cloakroom, designated parking/loading area and 3 phase power.

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

The unit currently has planning consent for Class E(g)(i) and B8, subject to a restriction on processes and deliveries to 6.00 am to 10.00 pm. 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 **915 sq ft** (85.00 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

£9,250 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £9,000.*

Rates payable for year ending 31/03/27: £3,888.**

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

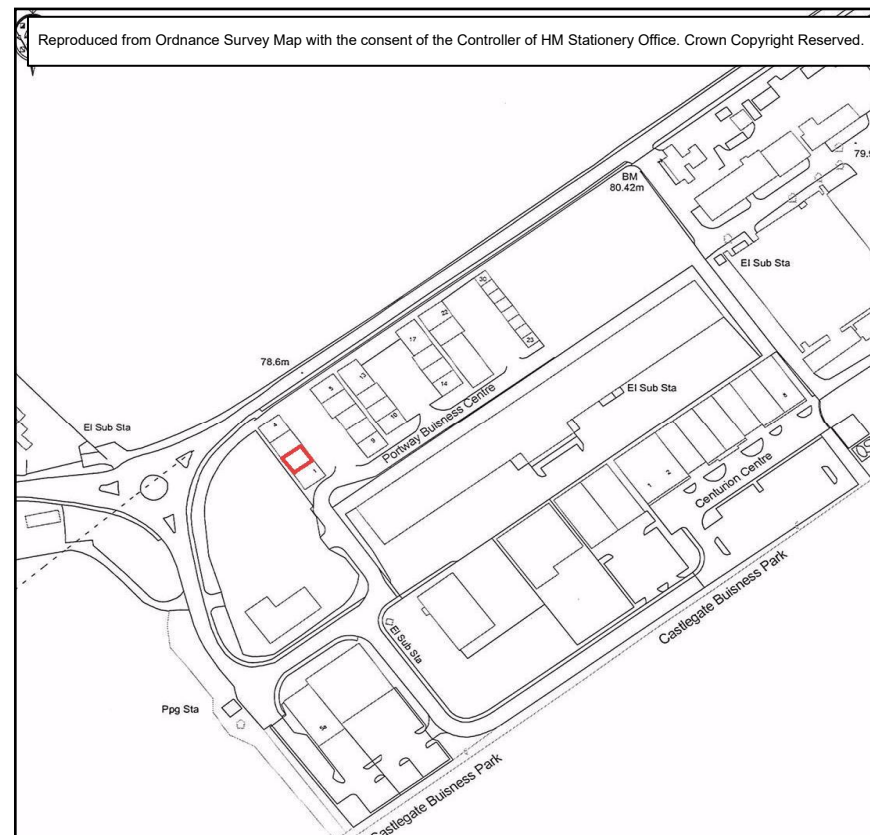
**This property may qualify for Small Business Rates Relief.

SERVICES

Mains electricity (3 phase), 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.



ENERGY PERFORMANCE

EPC Awaited.

VIEWING

Strictly by appointment only.

Ref: DS/JW/13302-2PBC

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