



TO LET

Industrial/Warehouse Unit
1431 sq ft (132.94 sq m)

- Loading Door
- 6.3 metres Eaves (20 ft 9")
- Allocated Parking
- 3 Phase Electricity
- WC Facilities

Harnham Trading Estate, Salisbury

Unit 21, Harnham Trading Estate, Netherhampton Road, Salisbury, SP2 8NW

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.

Harnham Trading Estate is a well established industrial/warehouse development, located at Netherhampton Road (B3094), linking with the A36 on the South West side of Salisbury.

DESCRIPTION

A modern industrial/warehouse unit of steel frame construction with profile steel cladding to walls and roof and part brick and blockwork elevations.

The unit is served by a roller shutter loading door and has WC facilities.

PLANNING

The property has planning consent for light industrial and warehouse use with hours of operation between 7.00 am to 9.00 pm Mondays to Fridays and 7.00 am to 1.00 pm on Saturdays. 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.

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.

ACCOMMODATION

Workshop/
Warehouse **1431 sq ft** (132.94 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

£12,850 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £10,250.*

Rates payable for year ending 31/03/27: £4,428.**

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

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

SERVICES

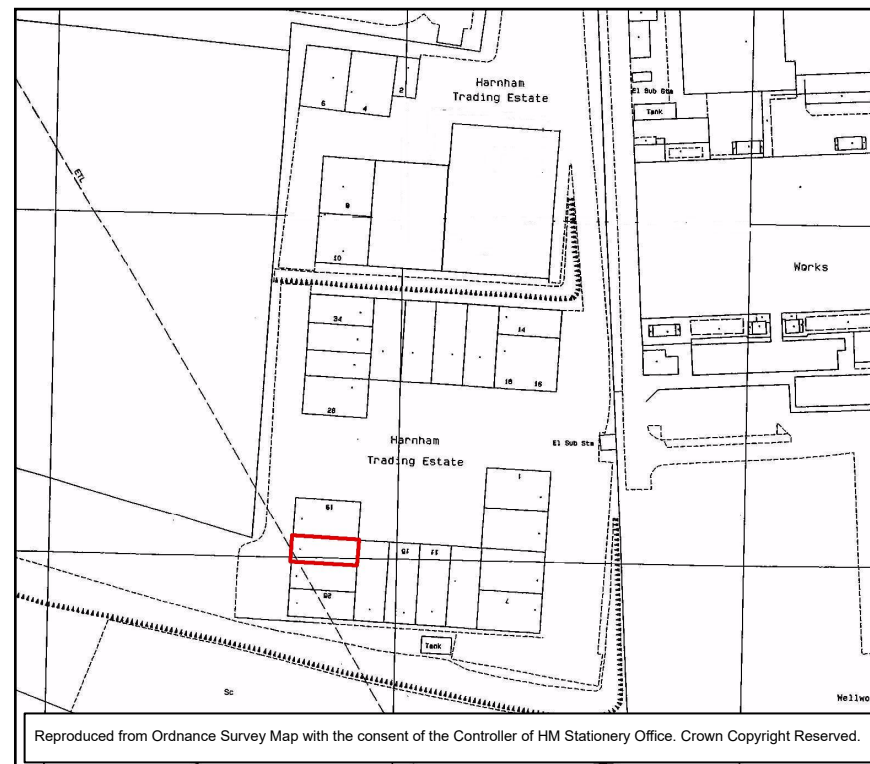
Mains electricity (3 phase), water and drainage available.

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

ENERGY PERFORMANCE

The property has an EPC rating of B35.

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.



VIEWING

Strictly by appointment only.

Ref: DS/JW/10190-21

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