Unit 2, Milford Trading Estate, Blakey Road, Salisbury, SP1 2UD

Factory/Warehouse Unit

12,198 sq ft

Plus Mezzanine of 12,198 sq ft

(1133.19 sq m)

To Let

LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

Milford Trading Estate is situated on the eastern side of Salisbury City Centre and has easy access onto the A36 Southampton/Bristol Trunk Road. The Trading Estate is home to a number of other industrial occupiers including Spire Payments.

DESCRIPTION

The property comprises a modern industrial/warehouse unit of steelframe construction with brick elevations under an insulated profile steel roof. A forecourt provides parking and loading areas.

The unit is current fitted with a first floor providing additional storage space. Part of this area is fitted out as an open plan office with air conditioning, central heating and suspended lighting. The unit will be provided with a new roller shutter loading access and the internal layout of the mezzanine floor may be modified to suit an occupier's requirement, subject to terms. The unit has a minimum eaves height of 18' 7" (5.66 m)

ACCOMMODATION

Ground Floor	**12,198 sq ft**	(1133.19 sq m)
Mezzanine Floor	**12,198 sq ft**	(1133.19 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 Trading Estate.

RENT
£60,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £50,500.*

Rates payable for year ending 31/03/21: £25,199.50.

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

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.

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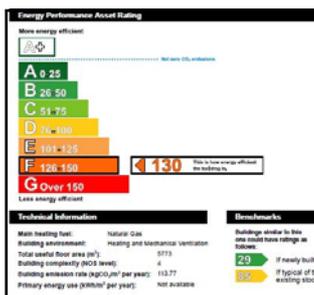
PLANNING

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 only.

Ref: DS/JW/3298-2

ENERGY PERFORMANCE

CODE OF PRACTICE
The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER