

**Unit 40, The Bluestone Centre,  
Sun Rise Way, Solstice Park,  
Amesbury, SP4 7YR**

Industrial/Warehouse Unit

2992 sq ft

(277.96 sq m)

**For Sale**



## LOCATION

Amesbury is a market town 9 miles North of Salisbury serving the day to day shopping needs of the resident population of 10,724 and district population of 26,976 approximately (Source: 2011 Census), including the surrounding villages and the nearby military establishments at Boscombe Down, Larkhill, Bulford Camp and Durrington.

## SITUATION

The Bluestone Centre is situated at Sun Rise Way, which forms part of the 160 acre mixed use Solstice Park. The development occupies an elevated position on the Business Park, overlooking the Solstice Park Hotel and roadside services. It can be accessed from either Meridian Way or Porton Road, adjacent to the new Lovibond UK factory HQ. Unit 1 occupies a prominent position at the entrance to the Bluestone Centre with corner frontage onto Sun Rise Way.

Major occupiers at Solstice Park include Home Bargains, Muller Wiseman, Greggs (to be built), Lovibond, Animal Friends and Travis Perkins (to be built).

## DESCRIPTION

The premises comprises an end terrace, newly constructed industrial/warehouse unit of steel portal frame construction with insulated profile steel cladding to walls and roof. The unit is fitted with a first floor capable of upgrading to office accommodation, if required. The workshop area provides a clear minimum eaves height of 6.5 m and is serviced by an electrically operated up and over shutter door. The unit has LED lighting, 13 amp power distribution and two fitted cloakrooms, including DDA compliant facilities.

The unit has the benefit of 32 allocated car parking spaces. There are male and female cloakroom facilities.

## ACCOMMODATION

Ground Floor	2000 sq ft	(185.80 sq m)
First Floor	992 sq ft	( 92.16 sq m)
<b>Total</b>	<b>2992 sq ft</b>	<b>(277.96 sq m)</b>

## TENURE

Freehold.

There is a service charge payable for the maintenance and upkeep of the common areas of the Business Park.

## PRICE

£335,000

## VAT

VAT is payable on the sale price.

## BUSINESS RATES

Rateable Value: £11,250.\*

Rates payable for year ending 31/03/21: £5,613.75.\*\*

\*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.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

## PLANNING

The unit has planning permission for uses within Class B1 (light industrial) Class B2 (general industrial) and B8 (storage and distribution), Planning Ref: 17/05877/FUL. 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.

## MONEY LAUNDERING REGULATIONS

Purchasers 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.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/16676-ZC-1BS

## 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](http://www.leasingbusinesspremises.co.uk).

## DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)

[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

