

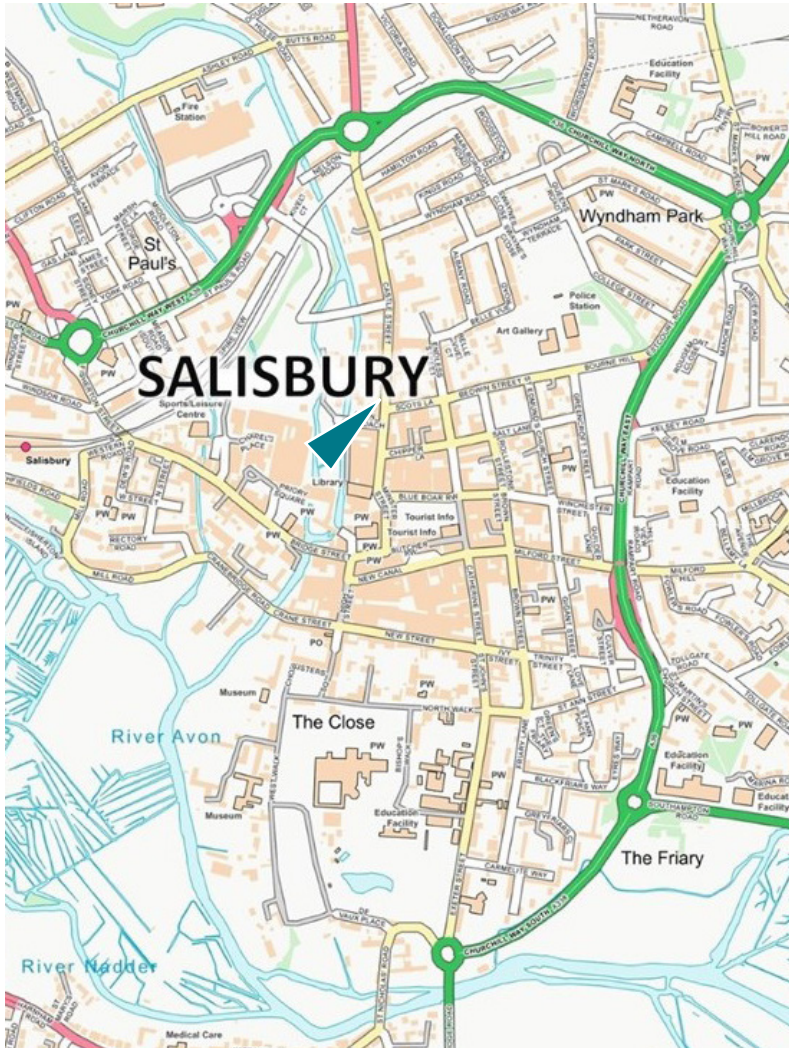


CHEVIOT HOUSE

AIR CONDITIONED OFFICE SUITES

71 Castle Street, Salisbury, Wiltshire SP1 3SP

CHEVIOT HOUSE



Cheviot House is a modern office building in Salisbury City Centre. A short walk from the Market Square, Cheviot House is close to a wide range of amenities, including the central car park, shops, banks, railway station and other services.

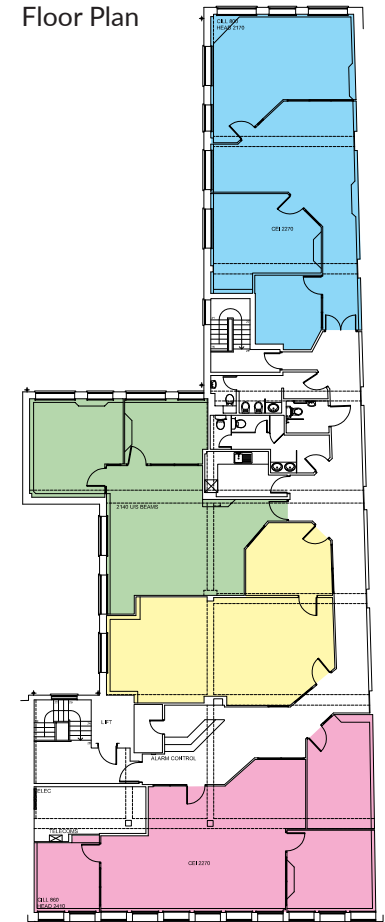
The second floor of Cheviot House has been fitted out to a high standard, offering occupiers individual office suites, which benefit from air conditioning, category 6 cabling infrastructure, suspended ceilings with Category II lighting, kitchen and cloakroom facilities.

Accommodation is available in sizes ranging from 562 sq ft to 3189 sq ft. Allocated car parking is available on site.

Lease terms on request.

Suite 1	974 sq ft	90.8 sq m
Suite 2	562 sq ft	52.21 sq m
Suite 3	695 sq ft	64.57 sq m
Suite 4	958 sq ft	89.00 sq m

Floor Plan



Myddelton and Major, their clients and any joint agents give notice that:

They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Myddelton and Major have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Cheviot House, Castle Street, Salisbury, SPI 3SP

Accommodation	Floor Area (Sq Ft)	Rateable Value (From April 2023) (Rates Payable for Year Ending 31/03/24)	Rent Per Annum
Suite 1	974	£13,250 (£6,611.75)	£9,250
Suite 2	562	£8,600 (£4,291.40)	£5,500
Suite 3	695	£9,300 (£4,640.70)	£6,750
Suite 4	958	£11,000 (£5,489.00)	£9,150

- **New proportional full repairing and insuring leases for a term to be agreed, subject to periodic upward only rent reviews.**
- **Service charge will be payable for the upkeep of the building, common parts and shared facilities.**
- **Car parking available under separate licence.**
- **The building has an Energy Performance rating of D94.**

Last Updated 19/09/23