

**Unit 27,  
Barnack Business Centre,  
Blakey Road, Salisbury, SP1 2LP**

Offices With Parking

732 sq ft

(68.00 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

Barnack Business Centre is situated on the south eastern edge of the City Centre with easy access to the A36 Southampton Road.

## DESCRIPTION

Barnack Business Centre is an imaginatively designed courtyard development, providing ground and first floor units set around a pavia courtyard with on-site car parking. The building is served by a shared lift.

The unit provides an open plan office and private office with the benefit of air conditioning, fitted carpets, suspended ceiling and Category II lighting. There are kitchen and cloakroom facilities. There are a total of 4 on site car parking spaces.

## ACCOMMODATION

Office **732 sq ft** (68.00 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 in connection with the upkeep and maintenance of the common areas of the Business Centre.

## RENT

**£7,350 per annum exclusive.**

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

To be assessed.\*

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

## SERVICES

Mains electricity, 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.

## 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.

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## VIEWING

Strictly by appointment only.

Ref: DS/JW/13477-26-27

## ENERGY PERFORMANCE



## CODE FOR LEASING BUSINESS PREMISES

As a 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](http://www.rics.org).

## DISCLAIMER

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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)

