

Myddelton&Major

TO LET



Unit 5, The Woodford Centre,
Old Sarum Park, Old Sarum, Salisbury,
SP4 6BU

Industrial/Warehouse Unit

3266 sq ft (303.41 sq m)

Detached Modern
Industrial/Warehouse
Unit



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.

Old Sarum is situated approximately 1.5 miles north of Salisbury alongside the A345 Salisbury to Amesbury road. The A303 lies approximately 7 miles to the north at Amesbury.

Description

The premises comprise a detached modern industrial/warehouse unit. The building is of steel frame construction with insulated profile steel cladding to walls and roof and brick and blockwork elevations.

The unit has a fitted office at ground floor level, together with kitchen and cloakroom facilities.

The workshop/warehouse area is serviced by and up and over shutter door and has a gas fired space heater.

The unit has a minimum eaves height of 5.6 m (18' 5").

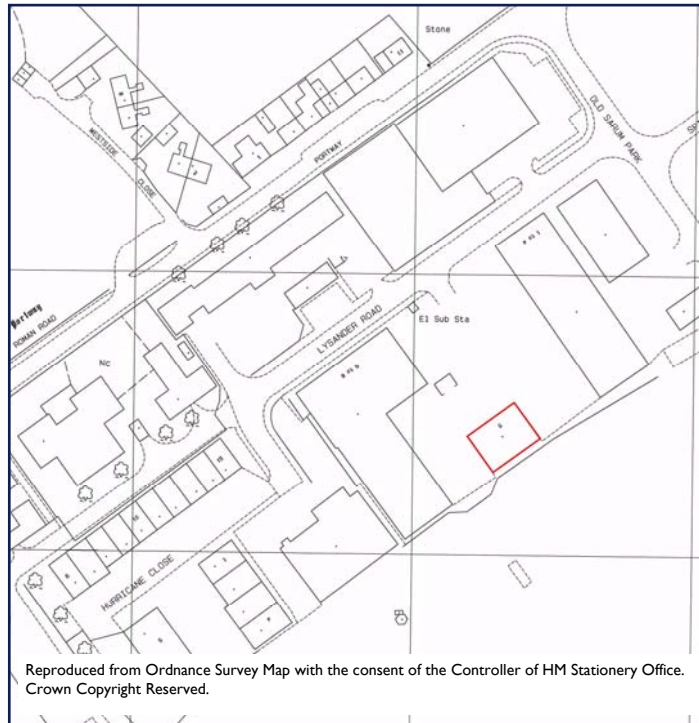
Externally, the forecourt area provides 7 car parking spaces, together with turning and loading areas.

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.

Accommodation

Ground Floor **3266 sq ft** (303.41 sq m)



Tenure

Assignment.

Lease Terms

The property is held under a full repairing and insuring lease for a term of 10 years with effect from 1 November 2021, subject to a rent review at the end of the 5th year of the term and a tenant's break clause at the end of the 6th year of the term. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

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.

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.

Rent

The current rent passing is £25,000 per annum, rising to £26,000 per annum in November 2023.

VAT

Rent exclusive of VAT (if applied).

Business Rates

Rateable Value: £17,250.*

Rates payable for year ending 31/03/24: £8,607.75.**

*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, 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 D81.

Viewing

Strictly by appointment only.

Ref: DS/JW/14404-5

Disclaimer

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