

Myddelton&Major

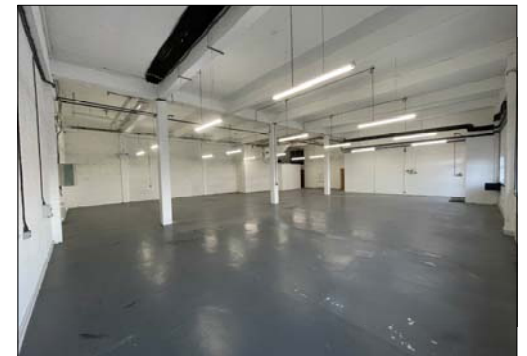
TO LET



Suite 2, Unit 3,
Amesbury Distribution Park,
London Road, Amesbury, SP4 7RT

Workshop/Studio
3349 sq ft (311.12 sq m)

Workshop/Studio Unit
with Good Access to
A303



Location

Amesbury is 8 miles north of Salisbury and the A303 gives direct access to Andover, the A34 (24 miles) and Basingstoke junction 8 on the M3 (35 miles). With Swindon on the M4 (22 miles) and Southampton on the M27 (45 miles). Bristol is 53 miles.

Amesbury Distribution Park is situated on the eastern outskirts of Amesbury, adjacent to and overlooking the A303 dual carriageway and the Solstice Park junction.

Description

Suite 2, Unit 3 comprises studio/workshop accommodation forming part of a larger building known as Minton House. Situated on the ground floor, with level access through double glazed personnel doors.

The accommodation provides an open studio/workshop space with glazing to the front elevation. It has cloakroom and kitchen facilities, painted floor and suspended strip lighting. The minimum eaves is 14' 8". There is allocated car parking.

Planning

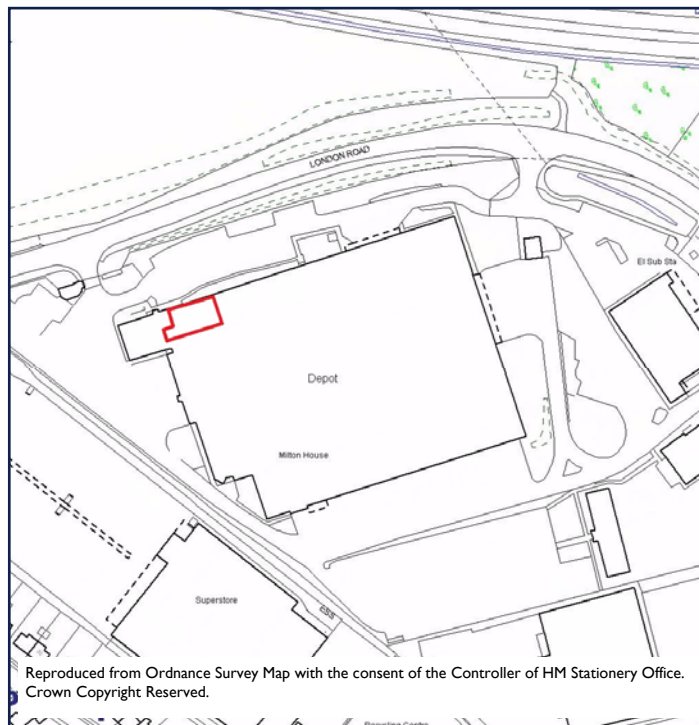
Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

Accommodation

Ground Floor **3349 sq ft** (311.21 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 maintenance and upkeep of the common areas of the Business Park.



Business Rates

Rateable Value: £13,500.*

Rates payable for year ending 31/03/24: £6,736.50.**

*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 C73.

Viewing

Strictly by appointment only.

Ref: DS/JW/16252-3

Rent

£23,500 per annum exclusive.

VAT

VAT is payable on the rent.

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.

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.