



TO LET

Industrial/Warehouse Unit
1500 sq ft (139.35 sq m)

- Minimum Eaves Height 5.1 Metres
- End of Terrace Unit
- Built 2022
- Allocated Parking
- A Rated EPC
- Developer Built Mezzanine

Rockhaven Business Centre, Salisbury

Unit 15, Rockhaven Business Centre, Rhodes Moorhouse Way, Longhedge, Old Sarum, Salisbury, SP4 6RT

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.

Rockhaven Business Centre has direct access via the new roundabout junction serving Longhedge Village, a new 673 unit housing development, including a new 66 bedroom care home building and local retail centre with convenience store and Post Office.

DESCRIPTION

The property comprises an end of terrace industrial/warehouse unit developed as part of a scheme of units in 2021/2022. It is of steel portal frame construction with insulated profile steel cladding to walls and roof. The unit is served by an up and over loading door and personnel doors. It has a DDA compliant WC and small kitchenette.

There is a developer installed mezzanine floor for additional storage.

Externally, the property benefits from a shared forecourt for loading and 3 allocated car parking spaces.

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.

PLANNING

The units have planning consent for B1 and B8 uses. The operation of plant and machinery and deliveries are not permitted outside the hours of 7.00 am to 7.00 pm. 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: 0300 456 0114.

ACCOMMODATION

Ground Floor	1000 sq ft	(92.90 sq m)
First Floor	500 sq ft	(46.45 sq m)
Total	1500 sq ft	(139.35 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 upkeep and maintenance of the common areas of the Business Centre.

RENT

£14,375 per annum exclusive.

VAT

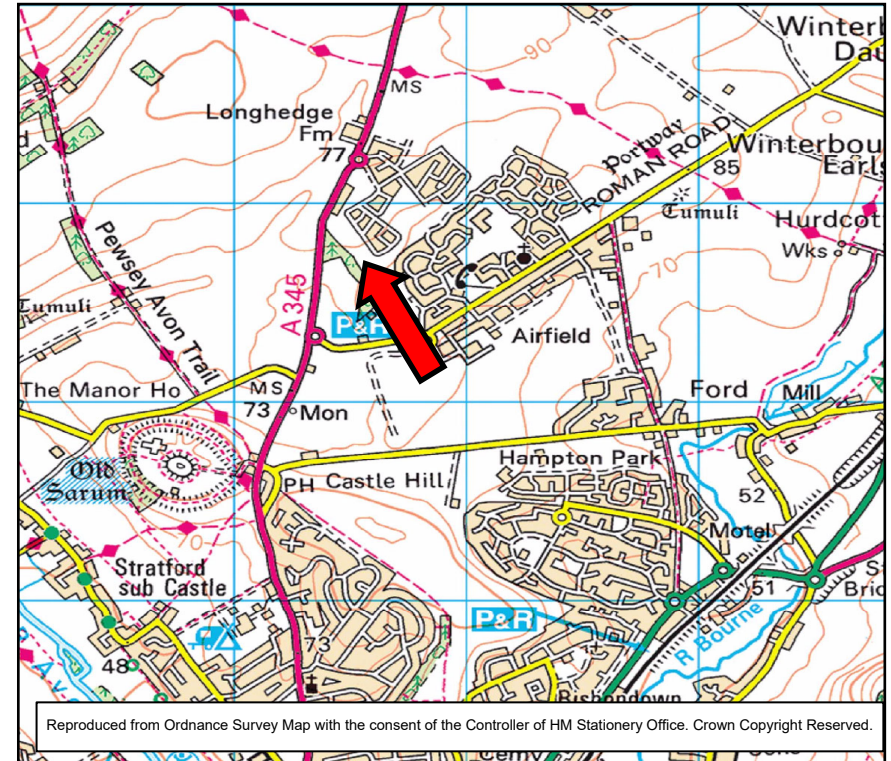
VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

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

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.



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.

ENERGY PERFORMANCE

The property has an EPC rating of A24.

VIEWING

Strictly by appointment only.

Ref: DS/MF/JW/18273-RBC-15

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