



### TO LET

Office Suite  
1088 sq ft (101.07 sq m)

- Attractive Period Building
- High Quality Fit Out
- Air Conditioning
- Raised Floors
- LED Lighting

## Milford Street, Salisbury

Suite 3, Brewery House, 36 Milford Stret, Salisbury, SP1 2AP

## 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).

Brewery House is situated in the City Centre, within easy reach of the market Square. It is close to the multi-storey car parking on Culver Street. There are a number of other professional office occupiers in close proximity including Savills, Strutt & Parker, Diligentia and The Property Ombudsman.

## DESCRIPTION

The suite comprises a second floor, predominantly open plan suite of modern offices, which have suspended ceilings with recessed lighting, raised floors for data cabling and air conditioning. The suite is partly split level, with a raised floor level towards the Milford Street end. Lift and stairs to all floors are situated in the adjoining modern extension.

**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

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

Suite 3 **1088 sq ft** (101.07 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 building.

## RENT

£16,250 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £8,900.\*

Rates payable for year ending 31/03/26:  
£4,444.10.\*\*

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

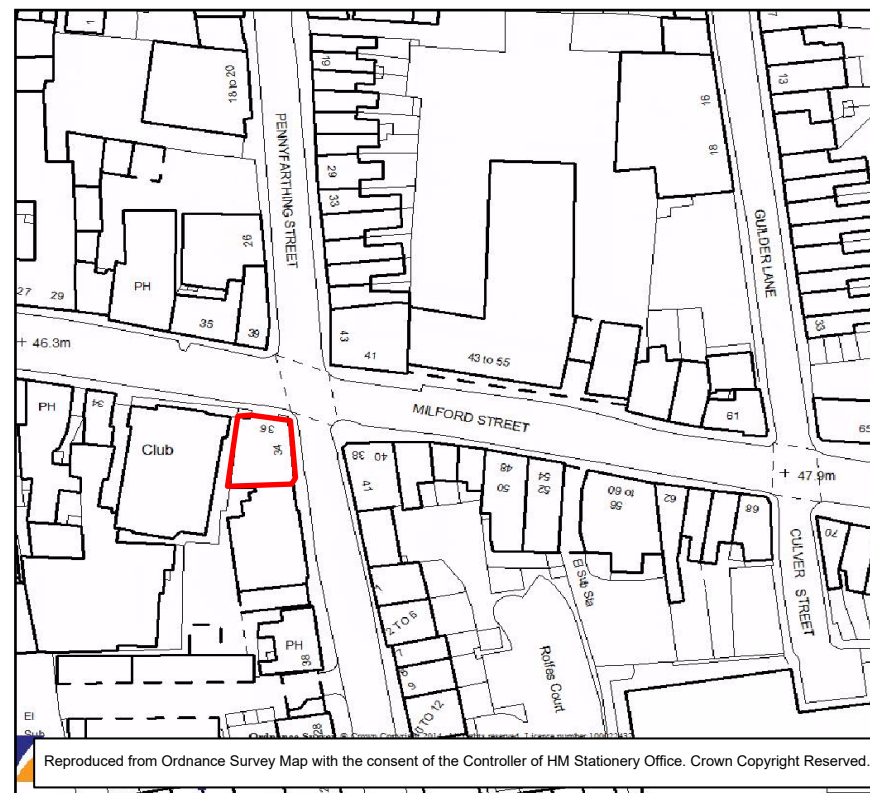
\*\*This property may qualify for Small Business Rates Relief.

## 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.

**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](http://www.rics.org).



## ENERGY PERFORMANCE

The property has an EPC rating of C53.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/13812-S3

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