



TO LET

Industrial/Manufacturing Premises
10,708 sq ft to 24,904 sq ft
(994.81 to 2,313.66 sq m)

- Modern Factory Building
- On Self Contained Site
- Prominent Trading Estate Position
- Sub-Division Potential

Churchfields Industrial Estate, Salisbury

Gresham House, Telford Road, Churchfields Industrial Estate, Salisbury, SP2 7PH



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).

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station.

The Estate was created in the 1960s and remains the City's most established commercial employment area. There is a high percentage of trade/retail occupiers such as Screwfix, Toolstation, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

The property is situated in a prominent position on the corner of Brunel Road and Telford Road.

DESCRIPTION

The property comprises a factory building of steel frame construction with insulated profile steel clad roof, brick and blockwork elevations with a high degree of fenestration. The workshop space is currently sub-divided into separate areas, but could be made more open plan to meet an occupier's requirements. There are first floor fitted offices.

The property occupies a site totalling 1.3 acres (0.53 ha) providing a good sized rear yard for parking and loading, as well as forecourt parking and access to the offices.

The building is currently served by two loading doors.

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

As a Whole

Ground Floor

Factory **20,933 sq ft** (1,944.74 sq m)

First Floor

Offices **3,971 sq ft** (368.91 sq m)

Total 24,904 sq ft (2,313.66 sq m)

Potential Sub-Division

Unit 1

Ground Floor **11,122 sq ft** (1,033.23 sq m)

Unit 2

Ground Floor **10,225 sq ft** (949.90 sq m)

First Floor Offices **3,971 sq ft** (368.91 sq m)

Total 14,196 sq ft (1,318.81 sq m)

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.

LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews.

RENT

On Application.

VAT

VAT is not payable on the rent.

BUSINESS RATES

As a Whole Rateable Value: £127,000.*

Rates payable for year ending 31/03/27: £60,960.

Sub-Division: To be Assessed.

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

SERVICES

Mains electricity (3 phase), 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.

ENERGY PERFORMANCE

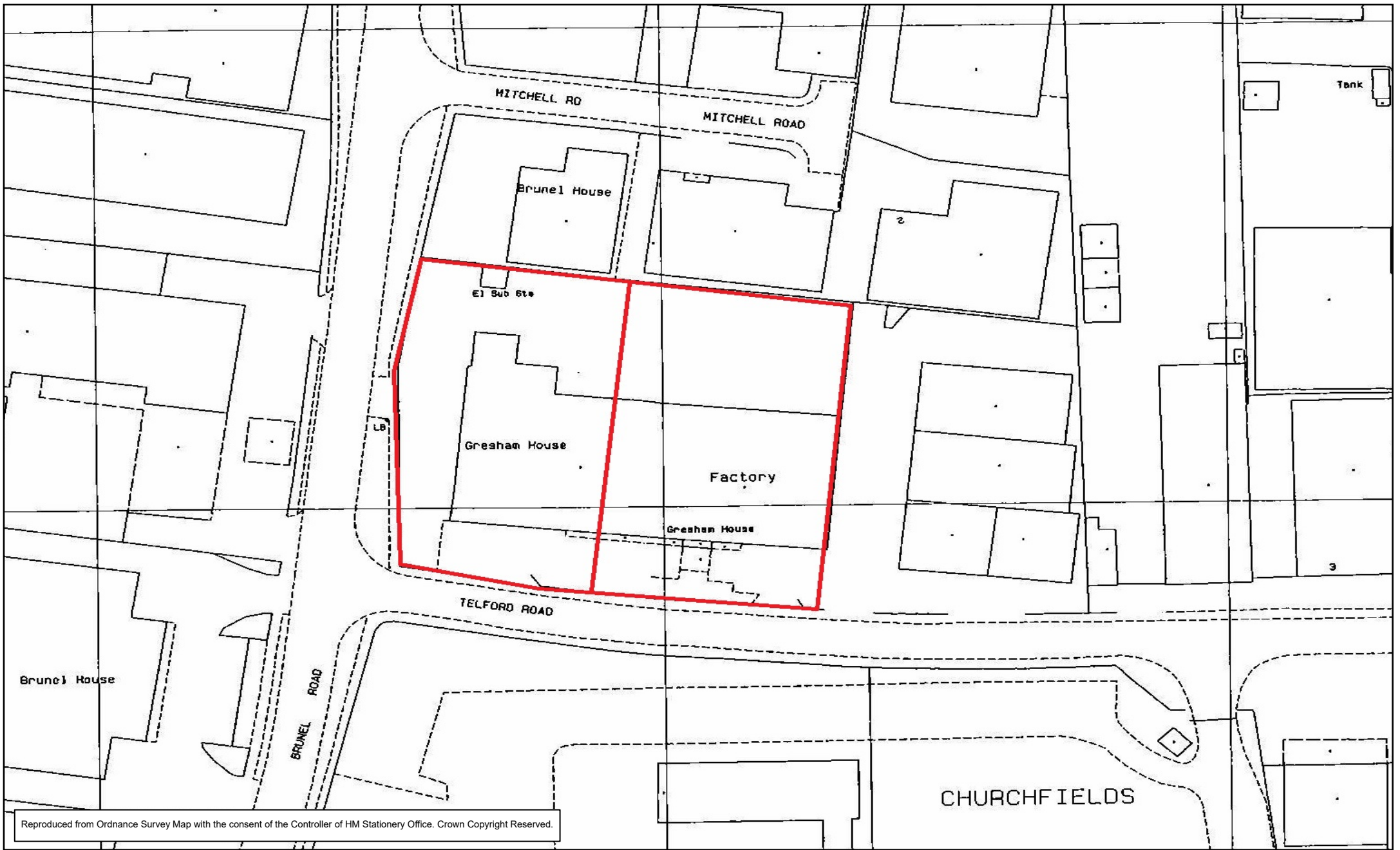
The property has an EPC rating of C64.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16491

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