



#### TO LET

Industrial/Warehouse Unit  
947 sq ft (87.98 sq m)

- Industrial/Warehouse Unit
- Modern Building
- Established Estate
- Parking
- Kitchen & WC Facilities
- Fitted Office

## Norton Enterprise Park, Salisbury

Unit 10, Norton Enterprise Park, Whittle Road, Churchfields Industrial Estate, Salisbury, SP2 7YS



## 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.

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.

Norton Enterprise Park is situated along Whittle Road, which is accessed via Brunel Road, a principal service road onto the Estate.

## PLANNING

The units have planning consent for B2 (general industrial) use. 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.

**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.

## DESCRIPTION

The unit form parts of Norton Enterprise Park, comprising 22 factory/warehouse units. It is of steel frame construction with cavity brick and blockwork elevations and profile steel cladding to walls and roof.

The unit provides ground floor workshop space, serviced by an up and over shutter door and first floor, currently arranged to provide office accommodation.

On the ground floor there are kitchen and cloakroom facilities.

The office has a ceiling with recessed lighting and an air conditioning cassette. There is on site parking.

## ACCOMMODATION

Ground Floor	<b>506 sq ft</b>	(47.01 sq m)
First Floor	<b>441 sq ft</b>	(40.97 sq m)
<b>Total</b>	<b>947 sq ft</b>	<b>(87.98 sq m)</b>

## LEASE TERMS

An assignment of the existing lease granted for a term of 5 years from 19 April 2022. The lease is contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

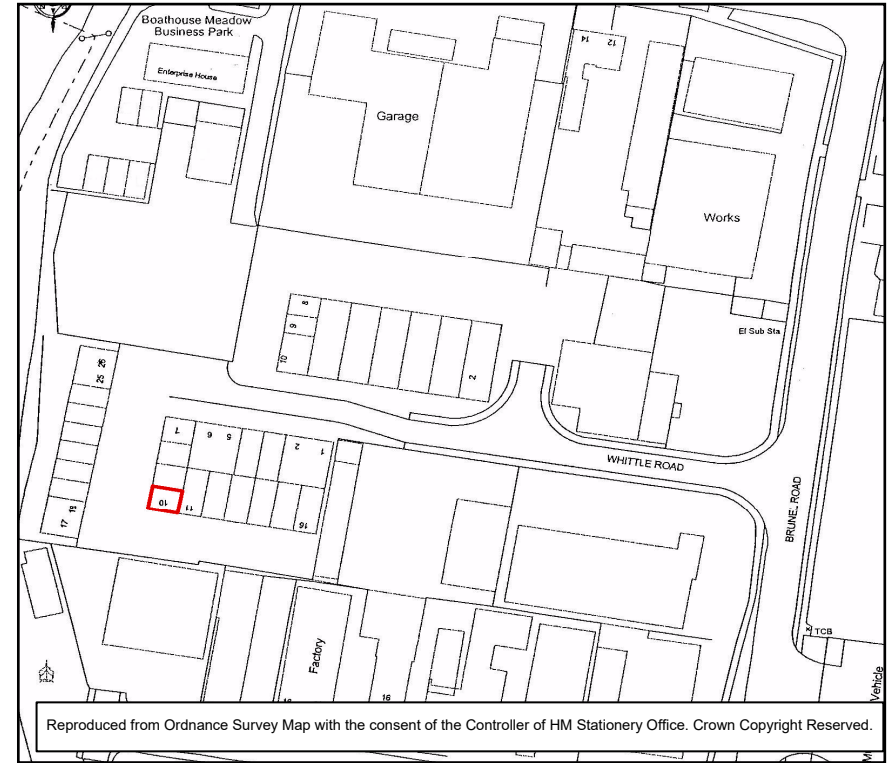
## RENT

The current passing rent is £9,600 per annum exclusive.

## VAT

VAT is payable on the rent.

**Code for Leasing Business Premises** As a 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).



## BUSINESS RATES

Rateable Value: £4,600.\*

Rates payable for year ending 31/03/26: £2,295.40.\*\*

\*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 (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 D78.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/14896-10N

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