



TO LET

Office Unit
698 sq ft (64.82 sq m)

- Edge of City Centre
- Open Plan Office
- WC & Kitchenette
- Parking
- Air Conditioning

Barnack Business Centre, Salisbury

Unit 4, Barnack Business Centre, Blakey Road, Salisbury, SP1 2LP



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.

Barnack Business Centre is situated on the south western edge of the City Centre, with easy access to the A36 Southampton Road. It is close to Wiltshire College and other commercial users on the adjoining Milford Trading Estate.

DESCRIPTION

The property comprises a ground floor office unit, providing open plan offices fitted to a good standard, with recessed LED lighting, air conditioning and fitted carpets. There are WC and kitchenette facilities. The premises are allocated 1 parking space.

PLANNING

The premises have consent for use as offices within Class E(g), subject to hours of use 7.00 am to 7.00 pm Mondays to Fridays, 7.00 am to 5.00 pm on Sundays. 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.

ACCOMMODATION

Ground Floor **698 sq ft** (64.82 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

£8,500 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

Rateable Value: £6,800.*

Rates payable for year ending 31/03/27:
£2,937.60.**

*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 B27.

VIEWING

Strictly by appointment only.

Ref: DS/JW/13477-4

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.



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