





FOR SALE OR TO LET

Industrial/Warehouse Unit
1549 sq ft (143.91 sq m)

- Modern Unit
- Loading Door
- Fitted Office
- On Site Parking

Poundbarton Industrial Estate, Sutton Veny

Units 1 & 2, Poundbarton Industrial Estate, Sutton Veny, Nr Warminster, BA12 7AY

Myddelton & Major™

LOCATION

Warminster is a large market and garrison town situated in the heart of Wiltshire on the A36 between Salisbury and Bath. Serving a local population of 18,200 approx. and a county population of 510,300 (Source: 2021 Census) In addition to the resident population, a substantial garrison is based in Warminster.

Sutton Veny lies just to the south of Warminster Town Centre, close to the A36 Warminster Bypass.

DESCRIPTION

The property forms part of a development of modern light industrial and warehouse units, forming a courtyard.

Units 1 & 2 are the end terrace of steelframe construction with a trussed roof. The building has insulated profile steel cladding to walls and roof and brick and blockwork elevations. It is served by an up and over shutter door. It is fitted out with an office, reception and two cloakrooms.

The unit has a minimum eaves height of 3.35 m (11'). The unit has LED lighting and an oil fired space heater.

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

Ground Floor	**1556 sq ft**	(143.91 sq m)

TENURE

Long Leasehold or New Lease.

A lease for a term of 999 years from 1 October 1981 at nil ground rent.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

PRICE

£175,000.

LEASE TERMS

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

RENT

£13,250 per annum exclusive.

VAT

VAT is not chargeable

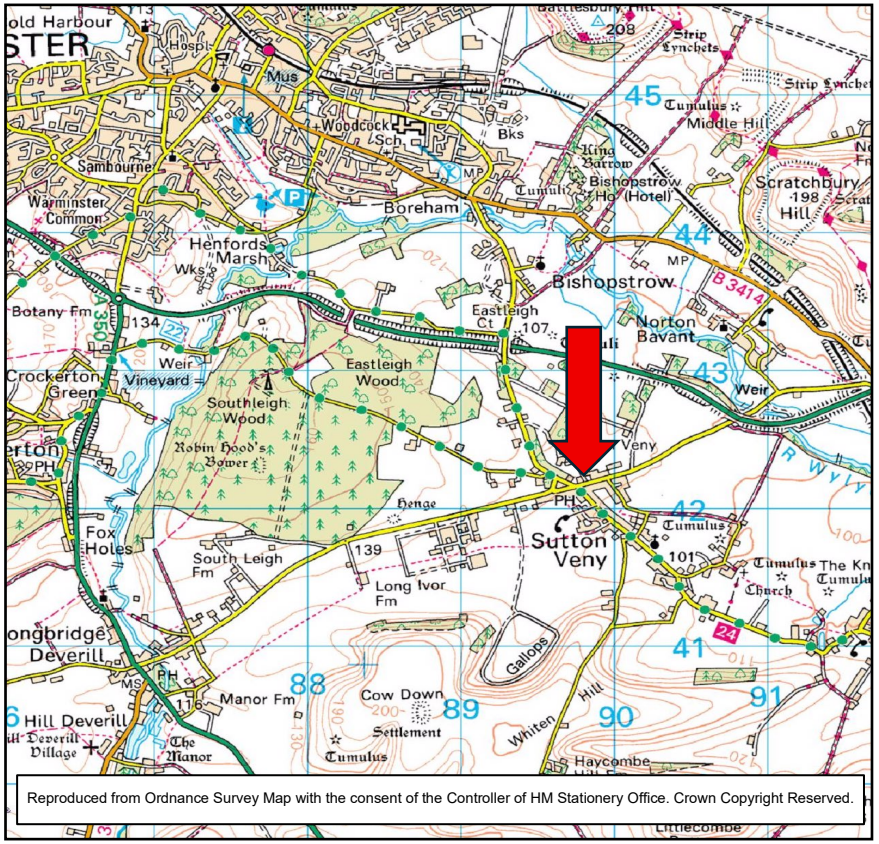
BUSINESS RATES

Rateable Value: £9,200.*

Rates payable for year ending 31/03/27: £3,974.40.**

*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 private 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 D86.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16486

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.

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