

**Unit C, Stanley Court,  
Glenmore Business Park,  
Telford Road,  
Churchfields Industrial Estate,  
Salisbury, SP2 7GH**

Business/Office Unit

2430 sq ft (225.75 sq m)

**To Let**



## LOCATION

Salisbury is a 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).

## SITUATION

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 Plumb Center, Jewsons Centre, Magnet, Speedy Tool Hire, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

## DESCRIPTION

The property comprises a two storey business unit forming part of an attractive courtyard scheme. The unit provides a ground floor entrance/reception and workshop/storage space with glazed loading door. The first floor fitted office has suspended ceiling with recessed Category II lighting, perimeter trunking, fitted carpets, electric heating, male and female cloakrooms and kitchen facilities. The unit has 5 allocated car parking spaces.

## ACCOMMODATION

Ground Floor	1215 sq ft	(112.87 sq m)
First Floor	1215 sq ft	(112.87 sq m)
<b>Total</b>	<b>2430 sq ft</b>	<b>(225.75 sq m)</b>

## 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 for the upkeep and maintenance of the common areas of the Estate.

## RENT

£23,000 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £16,750.\*

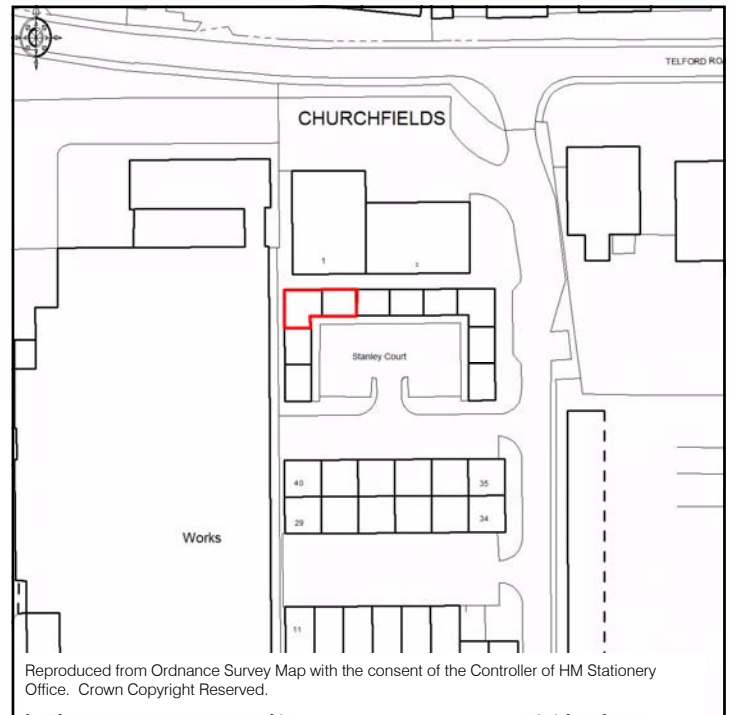
Rates payable for year ending 31/03/19: £8,040.

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

## 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.



## PLANNING

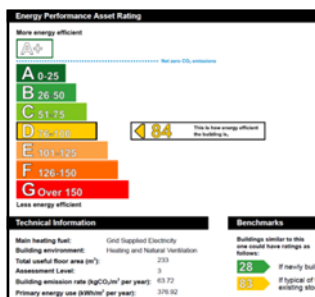
Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/14149-IVC

## ENERGY PERFORMANCE



## CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## DISCLAIMER

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