



Third Floor, Cross Keys House
22 Queen Street, Salisbury SP1 1EY

TO LET

FULLY MANAGED BUSINESS CENTRE

Key Features:

- Range of office suites available
- Central location
- Prominent historic building
- Short walk from Salisbury train station
- Easy In, East Out terms available
- High speed internet access
- Meeting rooms and break-out areas
- CCTV and 24/7 access
- Staffed reception





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Location

Salisbury is a historic Cathedral City in Wiltshire that is strategically located at the intersection of seven arterial roads, providing easy access to London and the wider motorway network. The city benefits from excellent rail connections to London and the greater South.

The property is situated within the city's Guildhall Square at Junction 5 of the M27, adjacent to Southampton Airport and Parkway Station and four miles from the city centre.

Accommodation

The scheme comprises a modern business centre which offers a range of offices to suit most business needs.

The centre benefits from the following amenities:

- High speed internet
- CCTV
- 24/7 access
- Internal telecoms/IT support
- Mailbox and virtual office packages
- Meeting rooms and break-out areas
- Staffed reception
- Inclusive monthly billing

EPC

We understand the property to have an EPC rating of D (86).

Planning

Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

Terms

With the 'Easy In, Easy Out' terms you are able to stay as long as you like or leave with as little as one months notice. The agreements are simple and make great business sense; this flexibility means costly legal fees can be avoided, you can move in on the same day you sign your agreement and you can even relocate within the centre if your business needs change. Further information on request.

Business Rates

The majority of the Rateable Values are below £12,000, therefore, we believe that small business rate relief is possible.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH