

Unit 1A, High Post Business Park, High Post, Salisbury, SP4 6AT

Factory/Warehouse Premises

23,292 sq ft

(2,163.86 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

High Post Business Park is situated on the A345, 4 miles north of Salisbury. It has easy access into the City Centre and to the A303 (9 miles) at Amesbury.

DESCRIPTION

The property comprises a factory/warehouse unit of steel frame construction with insulated profile steel cladding to walls and roof. It provides clear span workshop/warehouse space with a minimum eaves height of 5.4 metres, rising to a ridge of 12.1 metres.

The building is served by a roller shutter loading door. WC and amenity facilities to be provided by agreement.

There will be allocated car parking.

ACCOMMODATION

Factory/Warehouse **23,292 sq ft** (2,163.86 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. The lessee to pay a service charge payable for the upkeep and maintenance of the common areas of the Business Park.

RENT

£127,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

To be assessed.*

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

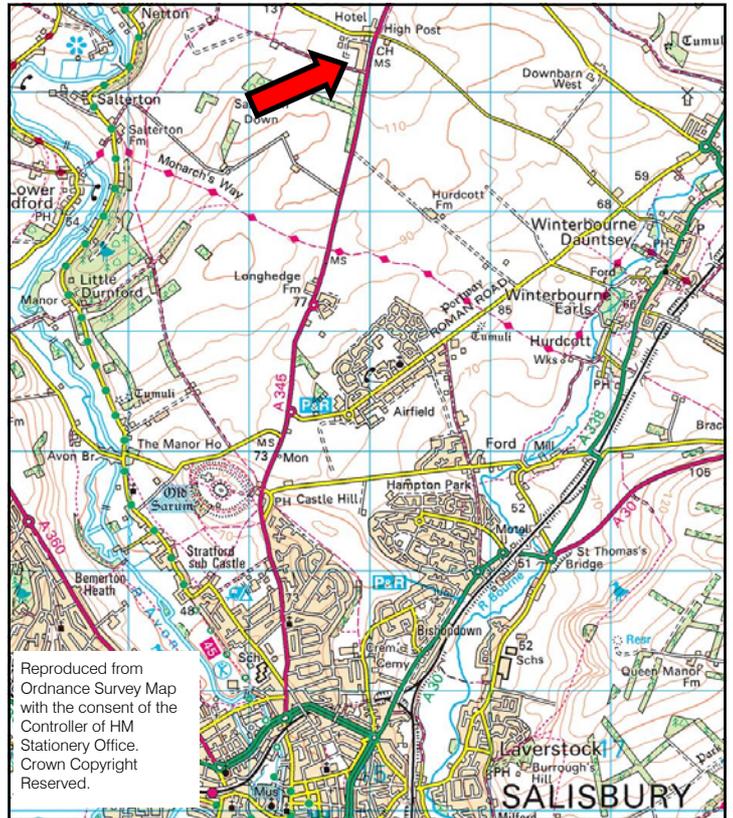
SERVICES

Mains electricity (3 phase), private 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

The unit has planning consent for B1, B2 & B8 uses, Planning Ref: S/2009/1484. 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.

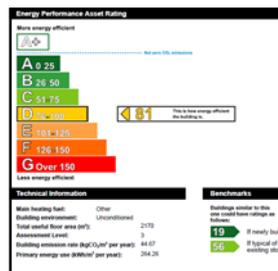


VIEWING

Strictly by appointment only.

Ref: DS/JW/11817-1

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.

DISCLAIMER

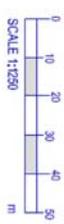
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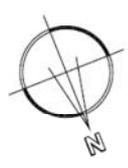
Email: commercial@myddeltonmajor.co.uk

www.myddeltonmajor.co.uk





NOTE
 TOPOGRAPHICAL SURVEY INFORMATION TAKEN
 FROM HAMPSHIRE LAND SURVEY'S DRAWING
 H151411.3 DATED JULY 2011.



REV	DATE	DESCRIPTION	DR	CHK

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LEASE PLAN

LAND REGISTRY
HIGH POST BUSINESS PARK
HIGH POST
SALISBURY
WILTSHIRE

DATE	DESCRIPTION	BY	FOR
NOVEMBER 2014	S.A.D		UNIT CHANGE NOV 2014
11/25/10	DR		
69002		601	