

**Throope Down Office,  
Blandford Road,  
Coombe Bissett, SP5 4LN**

Superb Countryside Offices

1002 sq ft

(93.09 sq m)

**To Let**



## LOCATION

Salisbury is an 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

The property is situated just off the A354 Salisbury to Blandford Road, approximately 6 miles south west of Salisbury and on the edge of the village of Coombe Bissett.

The property occupies an attractive countryside location, with fantastic views across Cranborne Chase.

## DESCRIPTION

The premises comprise first floor offices forming part of this newly constructed office building.

The accommodation is approached by a shared entrance, which provides cloakroom facilities, used by the occupiers of the building.

The suite is open plan and open to the eaves of the roof, giving lots of light and space. There is a screened meeting area and kitchenette.

The accommodation has fitted carpets, suspended LED lighting and a raised floor with access boxes for data and power distribution.

Outside, there is shared car parking and garden area for use of the occupiers.

## ACCOMMODATION

First Floor 1002 sq ft (93.09 sq m)

## LEASE TERMS

A new proportional full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. A service charge is payable for the maintenance of the building, common areas and facilities.

## RENT

£12,950 per annum exclusive.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

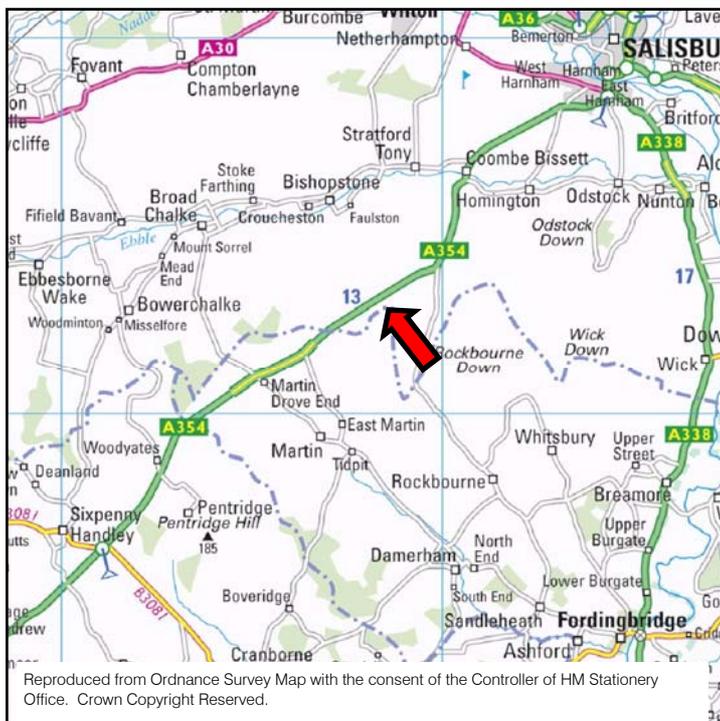
To be assessed.\*

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

## SERVICES

Mains electricity, water and private drainage available. Full fibre broadband is available, full details on request.

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/18699

## ENERGY PERFORMANCE



## CODE FOR LEASING BUSINESS PREMISES

As a 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](http://www.rics.org).

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49 High Street, Salisbury, Wiltshire, SP1 2PD

Email: [commercial@myddeltonmajor.co.uk](mailto:commercial@myddeltonmajor.co.uk)

[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

