

## Wincombe Business Park, Shaftesbury, SP7 9LB

A New Development of Industrial/Warehouse Units

1561 sq ft

(145.02 sq m)

**To Let**

**Last Unit Remaining**



## LOCATION

Shaftesbury is situated within the heart of the Blackmore Vale and serves a wide catchment area with increasing residential and commercial expansion. The town has a resident population of 7314 (Source: 2011 Census). The town is situated in a commanding position being on the crossroads for the A30 Yeovil/Salisbury and the A350 Warminster/Blandford trunk road, whilst the main A303 is only 8 miles to the north. Salisbury 25 miles, Blandford 17 miles, Poole 31 miles. There are mainline Railway services available at Gillingham (8 miles) and Tisbury (4 miles).

## SITUATION

Wincombe Business Park is situated on the northern edge of Shaftesbury with direct access onto the A350 Shaftesbury to Warminster Road.

## DESCRIPTION

The property comprises a development of 10 new business units. The units are of steel frame construction with insulated profile steel cladding to walls and roof. Each unit is served by a up and over shutter door, has fitted cloakroom and kitchenette facilities. A first floor mezzanine provides an area for additional storage or potential for conversion to offices, subject to the necessary approvals.

## ACCOMMODATION

### Unit 12D

Ground Floor	1035 sq ft	( 96.15 sq m)
First Floor	526 sq ft	( 48.86 sq m)
<b>Total</b>	<b>1561 sq ft</b>	<b>(145.02 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 payable towards the maintenance and upkeep of the common areas of the Business Park.

## RENT

£11,700 per annum exclusive.

## VAT

VAT is payable on the rent.

## BUSINESS RATES

Rateable Value: £7,600.\*

Rates payable for year ending 31/03/21: £3,792.40.\*\*

\*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, 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.



## ENERGY PERFORMANCE

An Energy Performance Certificate will be provided for both units when practical completion of construction has taken place.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/14359-12

## CODE FOR LEASING BUSINESS PREMISES

As an 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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