

**Unit 15, Chaldicott Barns,
Tokes Lane, Semley, Nr Shaftesbury,
SP7 9AW**

Proposed Industrial/Warehouse Unit

9700 sq ft

(901.08 sq m)

To Let



Photograph of Unit 14

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 is situated in a commanding position being on the crossroads for the A30 Yeovil/Salisbury and the A350 Warminster/Blandford trunk road, whilst the 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

Semley is situated approximately 3 miles to the north of Shaftesbury on the A350 Shaftesbury to Warminster Road. The A350 links to the A303 4 miles to the north. Chaldicott Barns are less than half a mile from the A350.

DESCRIPTION

Chaldicott Barns is a high quality development providing a range of industrial and office buildings in an attractive rural setting.

Unit 15 will comprise a new steelframe building with insulated profile steel cladding, providing excellent clearspan workshop and warehouse space. The unit will have a minimum eaves height of 6.8 metres (22' 4"). The unit will be served by an up and over shutter door and have fitted cloakroom facilities, with excellent on site parking, loading and turning facilities.

ACCOMMODATION

Ground Floor **9,700 sq ft** (901.08 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 be responsible for a service charge for the maintenance and upkeep of the buildings and common areas of the development.

RENT

£55,000 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.

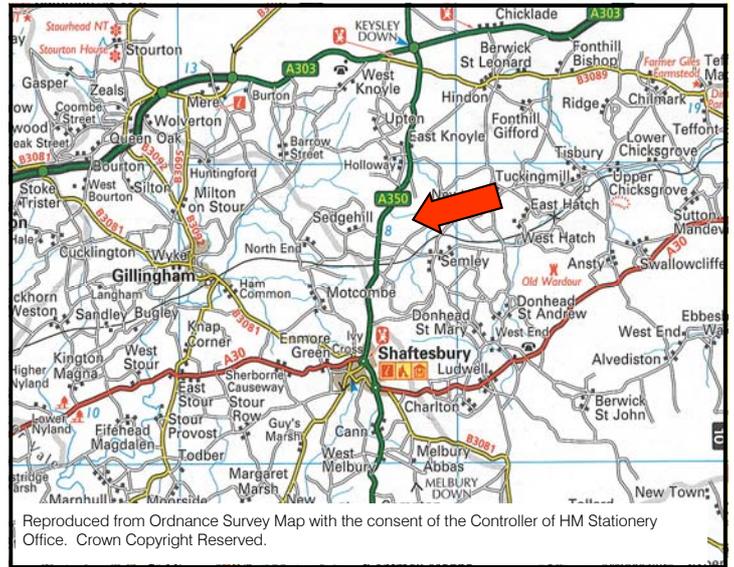
SERVICES

Mains electricity (3 phase), water and private 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 B2 (general industrial) use (Application Ref: 14/1093). 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

The building is yet to be constructed and an EPC will be available upon practical completion.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16602-15

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.

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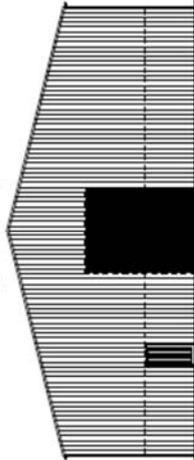
Email: commercial@myddeltonmajor.co.uk

www.myddeltonmajor.co.uk



NORTH ELEVATION

Matching Merlin grey Kingspan composite insulated cladding to sill rails overlapping block plinth walls



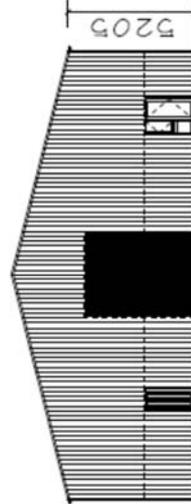
7740

Matching Insulated Folding loading door

18480

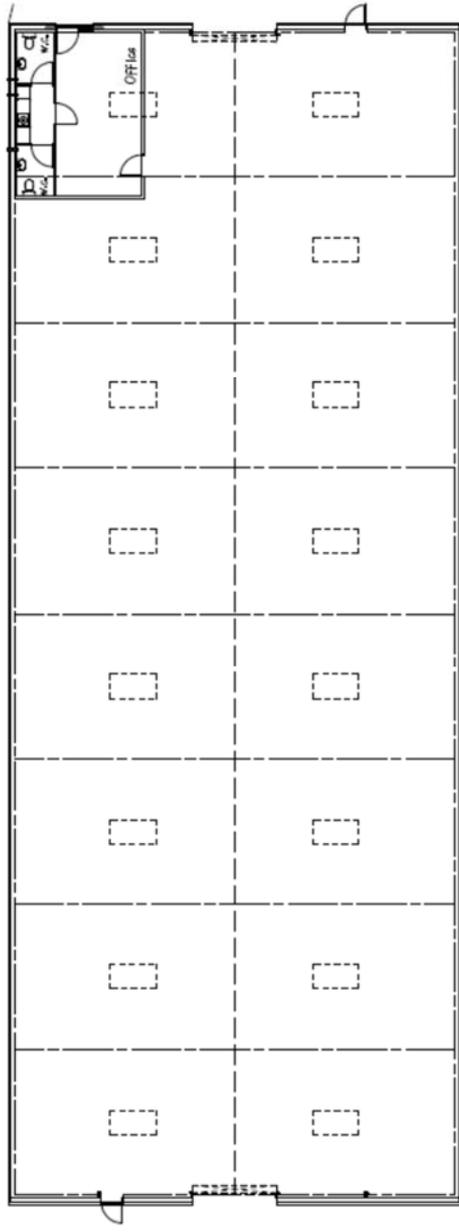
SOUTH ELEVATION

Matching Merlin grey Kingspan composite insulated cladding to sill rails overlapping block plinth walls



5200

Matching Insulated Folding loading door



PLAN 2

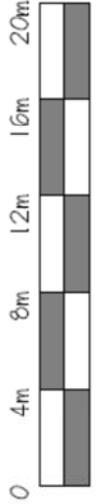
48760

REVISION
DATE: 07-07-2014

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A3 DRAWING
DRAWINGS TO BE READ WITH SPECIFICATION NOTES -

Chaldicott Barns, SEMLEY,
SP7 9AW

1-200
MAY 2013
1713-4a