

South Station House, Kingsway, Wilton, SP2 0AW

Detached Office Building

1417 sq ft

(131.64 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).

Wilton is a small historic market town situated 3 miles west of the Cathedral City of Salisbury. The town is at the junction of the A36 Bristol/Southampton and A30 Shaftesbury and West Country trunk roads

SITUATION

The property is situated on Kingsway, which links the A36 Trunk Road between Salisbury and Bristol and forms part of the Wilton Business Centre.

DESCRIPTION

The property comprises a former Station building, which was refurbished and converted to offices around 15 years ago. It provides a mixture of individual offices and more open plan spaces, together with kitchen and cloakroom facilities.

The offices have gas fired central heating, Category II lighting and fitted carpets.

There are six allocated car parking spaces.

ACCOMMODATION

Ground Floor	1047 sq ft	(97.27 sq m)
First Floor	370 sq ft	(34.37 sq m)
Total	1417 sq ft	(131.64 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£16,250 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £14,750.*

Rates payable for year ending 31/03/22: £7360.25.**

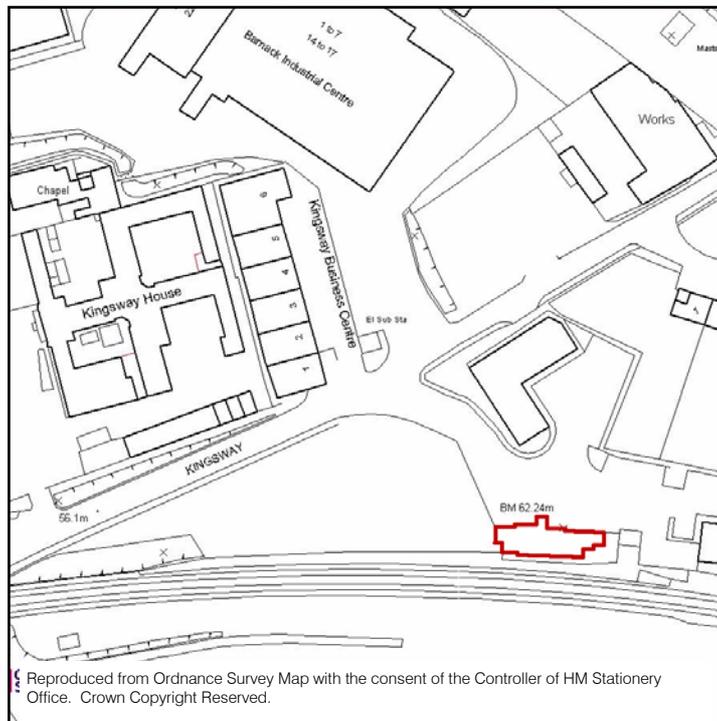
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**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

The premises has planning consent for use as offices. 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 property has an EPC rating of C57.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16873

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.

DISCLAIMER

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