

# HARNHAM

## TRADING ESTATE



**TO LET** MODERN FACTORY/WAREHOUSE UNITS

**SALISBURY**  
SP2 8NW



## LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 39,320 approximately and a Salisbury District population of 114,613 (Source: 2001 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

Harnham Trading Estate is a well established industrial/warehouse development, located at Netherhampton Road (B3094), linking with the A36 on the South West side of Salisbury.

## DESCRIPTION

The Estates comprises a range of factory/warehouse units with cavity brick/blockwork elevations and profile sheet metal cladding with insulated fibre cement roofs. Each unit has the following features:

- Steel folding loading door
- Translucent roof lighting
- Forecourt and parking area
- Male and female cloakroom facilities

## LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews.

## ACCOMMODATION/RENT

Refer to attached schedule.

## SERVICE CHARGE

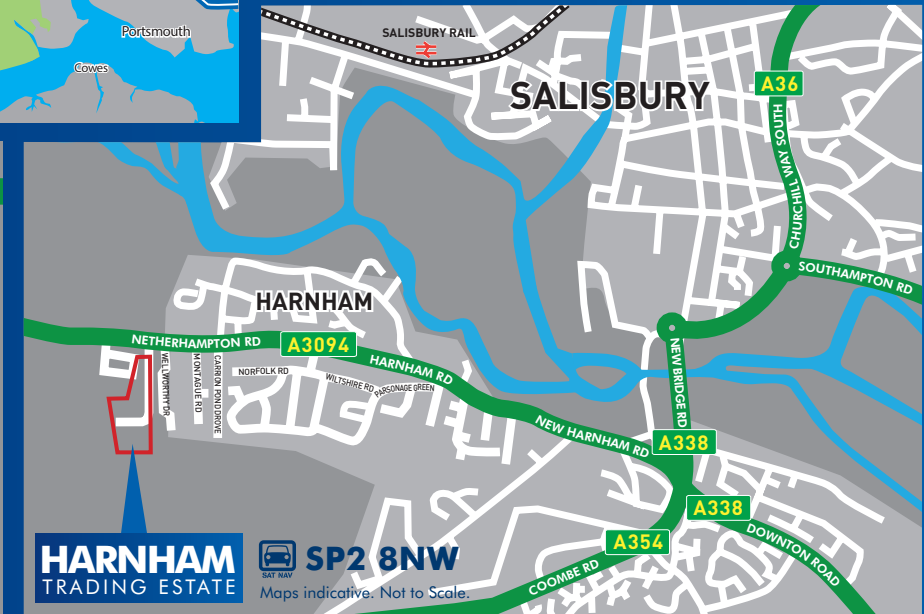
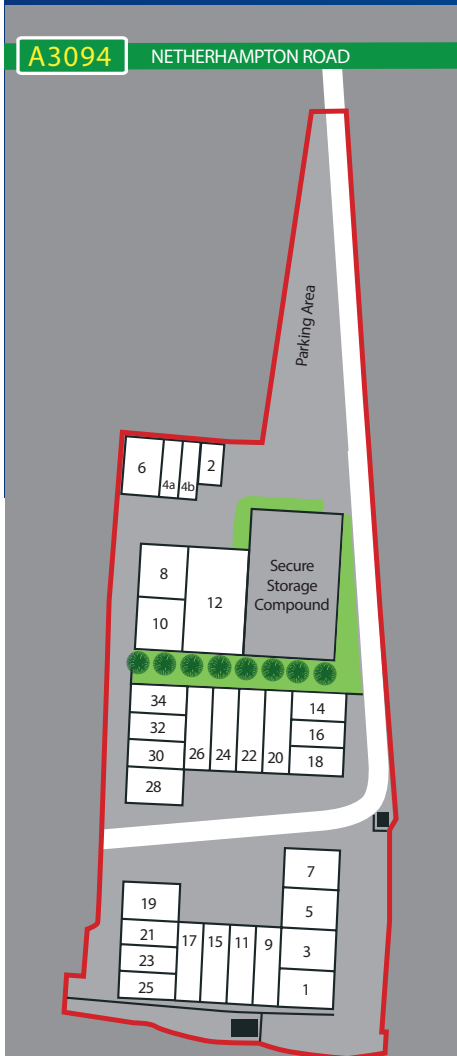
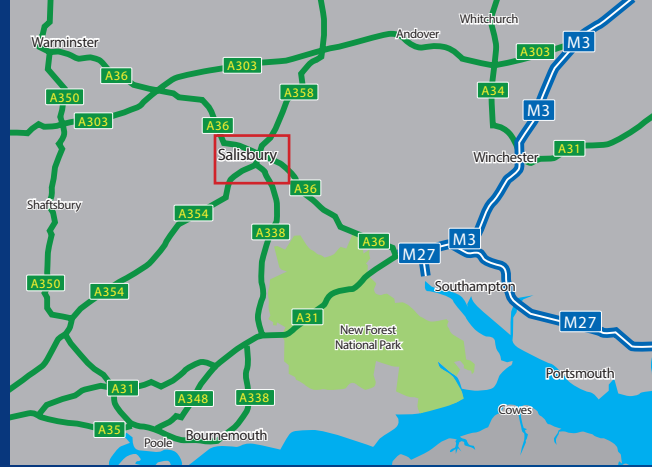
The lessee to pay a service charge towards the upkeep and maintenance of the common areas of the Estate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT which is applicable on all IPIF estates.



## VIEWING

Strictly by prior appointment with the agents.

**Dean Speer**

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On behalf of the Landlord

**Lewis Callanan**

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## Harnham Trading Estate, Netherhampton Road, Salisbury, SP2 8NW

### Availability Schedule

Unit 1

2228 sq ft

To Let



- Factory/Warehouse Unit
- Min Eaves Height 18'
- Loading Door
- Allocated parking
- 3 phase electricity

Rateable Value: To be assessed.

Rent: £15,950 per annum exclusive

#### ENERGY PERFORMANCE



- Schedule to be read in conjunction with the agent's brochure.
- Rent exclusive of VAT.
- \*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.
- Units 1, 3 & 9 may be combined for larger requirements.
- Self contained yard may be available

Ref: DS/JW/10190

Unit 3

2502 sq ft

To Let

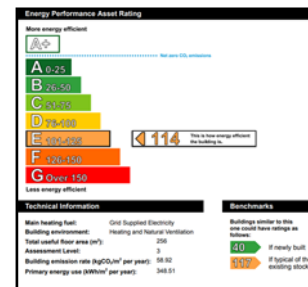


- Factory/Warehouse Unit
- Min Eaves Height 18'
- WC
- Fitted Office
- Loading Door
- Allocated parking
- 3 phase electricity

Rateable Value: To be assessed.

Rent: £15,950 per annum exclusive

#### ENERGY PERFORMANCE



Unit 9

2204 sq ft

Under Offer



- Factory/Warehouse Unit
- Min Eaves Height 18'
- WC's
- Loading Door
- Allocated parking
- 3 phase electricity

Rateable Value: To be assessed.

Rent: £15,950 per annum exclusive

#### ENERGY PERFORMANCE





Unit 8-10

3950 sq ft

To Let



- Factory/Warehouse Unit
- Min Eaves Height 9' 8"
- WC Facilities
- Fitted Office
- Loading Door
- Allocated parking
- 3 phase electricity

## ENERGY PERFORMANCE

Rateable Value: £20,250.\*

Rates payable for  
year ending 31/03/21: £10,104.75

Rent: £24,000 per annum exclusive

