

Unit D, Porton Business Centre, Porton, Nr Salisbury, SP4 0ND

Industrial/Warehouse Unit

3574 sq ft

(332.02 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).

Porton is situated approximately 5 miles north east of Salisbury on the A338 Road which links Salisbury with the A303 (6 miles).

SITUATION

Porton Business Centre is situated on the edge of the village, easily accessible from the A338. Porton is served by a village shop and Post Office.

DESCRIPTION

The property comprises a development of industrial/warehouse units and offices.

The buildings are of steel portal frame construction with cavity blockwork elevations and insulated profile steel cladding to walls and roof.

Unit D is fitted with two electrically operated sectional up and over loading doors and has a minimum eaves height of 14' 9" (4.5 m). The unit has been fitted out with a first floor, which provides office accommodation, with the benefit of suspended ceilings with LED lighting, air conditioning and perimeter trunking.

On the ground floor, below the offices, there is a further office/workshop area, fitted kitchen and cloakroom.

ACCOMMODATION

Ground Floor	2769 sq ft	(257.24 sq m)
First Floor	805 sq ft	(74.78 sq m)
Total	3574 sq ft	(332.02 sq m)

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 for the maintenance and upkeep of the common areas of the Business Centre.

RENT

£21,500 per annum exclusive.

VAT

VAT is payable on the rent.

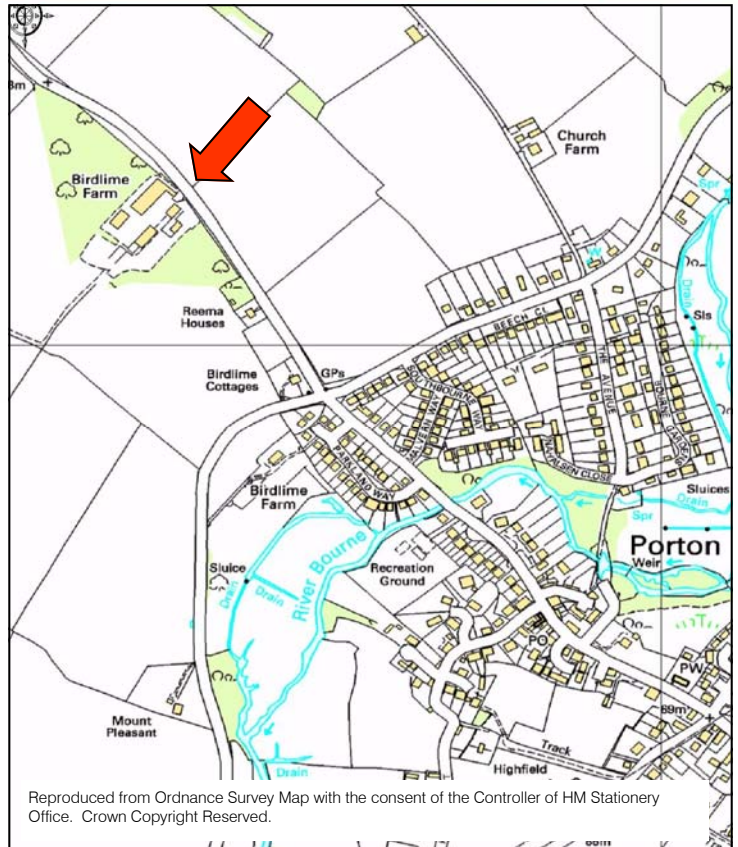
BUSINESS RATES

Rateable Value: £11,000.*

Rates payable for the year ending 31/03/22: £5,489.**

*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 (3 phase), water. Private drainage.

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 development has planning consent for B1 (light industrial), B2 (general industrial) and B8 (warehouse and distribution) uses. Hours of operation are 8.00 am to 6.00 pm Monday to Friday, 9.00 am to 1.00 pm on Saturdays. 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 C59.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17065-D

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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