

Windmill Farm, Dinton Road, Wylie, BA12 0RD

Attractive Converted Offices in a Rural Setting

435 to 1705 sq ft

(40.41 to 158.39 sq m)

To Let



LOCATION

The village of Wylve lies approximately 12 miles north west of Salisbury, close to the junction of the A303 and A36 trunk routes. These two roads give excellent access to Salisbury, Bath, Bristol, Exeter and London.

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).

SITUATION

Windmill Farm is situated on the southern edge of the village, close to the railway line, but otherwise in a rural position.

DESCRIPTION

Windmill Farm has been converted from former agricultural buildings to provide two high quality office buildings, a workshop/warehouse and storage buildings. The site has been landscaped and laid out to provide vehicle access and parking.

The Old Dairy is a single storey building of brick and weatherboard elevations under a slate roof. It is fitted out to a high standard to provide open plan offices. The offices have stone and oak flooring, fitted kitchen and WC facilities. There is electric heating and perimeter trunking for data and power.

The Stables is of weatherboard elevations under a pitched slate roof and provides open plan office accommodation with kitchen and cloakroom facilities. It has tiled flooring, electric heating and LED lighting.

ACCOMMODATION

The Old Dairy

Offices	1198 sq ft	(111.29 sq m)
Kitchen	72 sq ft	(6.69 sq m)
Total	1270 sq ft	(117.98 sq m)

The Stables

Office	435 sq ft	(40.41 sq m)
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LEASE TERMS

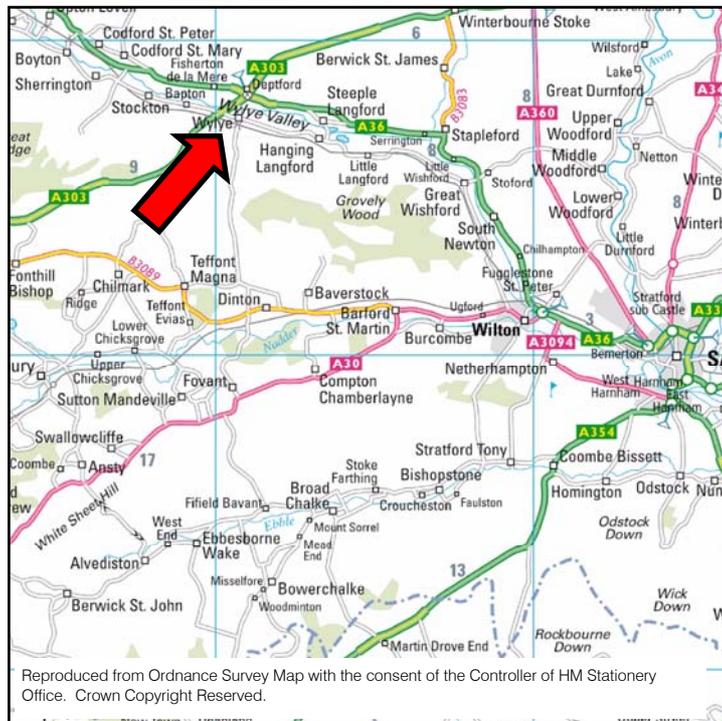
A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the maintenance and upkeep of the common areas of the Business Centre.

RENT

The Old Dairy	£12,750 per annum exclusive
The Stables	£ 5,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied)



BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/22**
The Old Dairy	To be assessed	
The Stables	£6,600	£3,293.40

*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 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

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 Old Dairy has an EPC rating of C58 and The Stables has an EPC rating of C70.

VIEWING

Strictly by appointment only.

Ref: DS/JW/19117

CODE FOR LEASING BUSINESS PREMISES

As a 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

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.