

**Unit 206, The Beacon Centre,  
Solar Way, Solstice Park,  
Amesbury, SP4 7SZ**

Industrial/Warehouse Unit

2751 sq ft (255.57 sq m)

**To Let**

**\*Incentives Available\***



## LOCATION

Amesbury is a market town 9 miles North of Salisbury serving the day to day shopping needs of the resident population of 10,724 and district population of 26,976 approximately (Source: 2011 Census), including the surrounding villages and the nearby military establishments at Boscombe Down, Larkhill, Bulford Camp and Durrington.

## SITUATION

The Beacon Centre is situated at Solstice Park, the new 160 acre mixed use Business Park, strategically located with direct access to the A303 dual carriageway at Amesbury. The Beacon Centre occupies a prime location at the gateway to both Solstice Park and the 20 acre industrial/distribution zone. The development comprises 15 industrial and warehouse/trade counter units and 3 detached office/R & D buildings. Solstice Park's other major occupiers include Home Bargains, Muller Wiseman Dairies and Tintometer.

## DESCRIPTION

The property comprises an industrial/warehouse unit of steel frame construction with insulated PVC coated cladding to walls and roof. The unit has been fitted out with offices. The offices have fitted carpets, suspended ceilings with recessed LED lighting, perimeter trunking and air conditioning. There is a mezzanine suitable for storage.

Unit 206 has allocated car parking spaces and dedicated loading bay.

Features Include:-

- Steel portal frame
- First floor offices and ground floor reception area.
- 3.4x4 m (high) loading door (11 ft 2 x 12 ft 2)
- Storage Mezzanine.
- Minimum eaves height 6 m (19 ft 8)
- Floor loading ground floor:- 30 kN/sq m
- WC and kitchenette facilities.

## ACCOMMODATION

### Unit 206

Ground Floor	1564 sq ft	(145.29 sq m)
First Floor	774 sq ft	( 71.90 sq m)
Mezzanine	413 sq ft	( 38.37 sq m)
<b>Total</b>	<b>2751 sq ft</b>	<b>(255.57 sq m)</b>

## 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

£17,250 per annum exclusive.

## INCENTIVES

A period of rent free will be provided to a tenant, subject to other lease terms to be agreed.

## VAT

VAT is not payable on the rent.

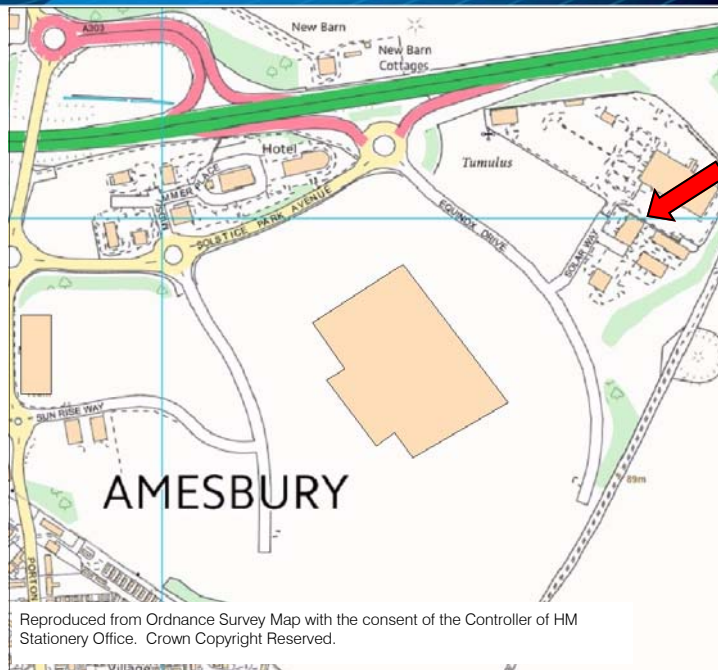
## BUSINESS RATES

Rateable Value: £11,500.\*

Rates payable for year ending 31/03/19: £5,520.\*\*

\*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, gas, 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

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.

## VIEWING

Strictly by appointment only.

Ref: PH/DS/RW/JW/16676-206BC

## ENERGY PERFORMANCE



Regulated by the RICS.



## CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

## DISCLAIMER

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