

Unit 9, Barnack Business Centre, Blakey Road, Salisbury, SP1 2LP

Office/Business Unit

865 sq ft

(80.36 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).

SITUATION

Barnack Business Centre is situated on the south western edge of the City Centre, with easy access to the A36 Southampton Road. It is close to Wiltshire College and other commercial users on the adjoining Milford Trading Estate.

DESCRIPTION

The unit provides open plan office accommodation with new suspended ceilings with recessed lighting, electric heating, fitted carpets, kitchenette and cloakroom facilities.

The unit has the benefit of allocated car parking.

ACCOMMODATION

Unit 9 865 sq ft (80.36 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 for the upkeep and maintenance of the common areas of the Business Centre.

RENT

£8,950 per annum exclusive.

The Landlord may consider a sale of the long leasehold of the unit (details on application).

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £6,000.*

Rates payable for the year ending 31/03/19: £2,880.**

*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.

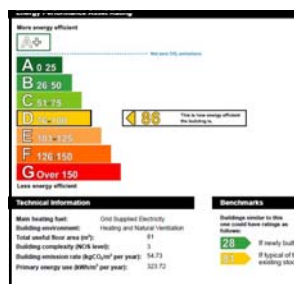


VIEWING

Strictly by appointment only.

Ref: PH/DS/RW/JW/13477-9

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.

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.

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