

**Unit 8, Portway Business Centre,
Castlegate Business Park,
Old Sarum, Salisbury, SP4 6QX**

Factory/Warehouse Unit

1039 sq ft

(96.52 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

The Portway Business Centre is situated on the Castlegate Business Park at Old Sarum approximately 1.5 miles north of Salisbury. The A303 lies approximately 9 miles to the north at Amesbury.

Access is provided by a roundabout off The Portway, which links to the A345 Salisbury to Amesbury road.

DESCRIPTION

The property comprises a mid terrace factory/warehouse unit steel portal frame construction with part cavity brick and blockwork and part profile steel walls and roof. The unit is serviced by an up and over shutter door, has a fitted office, cloakroom facilities and a minimum eaves height of 12' 11" (3.94 m). The unit has designated parking and loading areas.

ACCOMMODATION

Factory/Warehouse 1039 sq ft (96.52 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

£7,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £5,500.*

Rates payable for year ending 31/03/19: £2,640.**

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief".

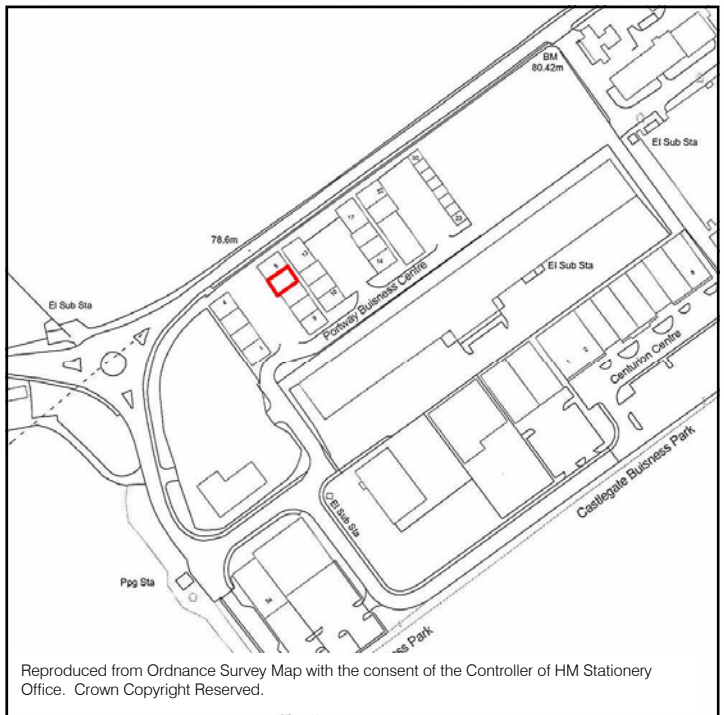
SERVICES

Mains electricity, water and 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: DS/JW/13302-8PBC

ENERGY PERFORMANCE



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

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