

**Unit 9, Mills Way Centre, Boscombe
Down Business Park, Porton Road,
Amesbury, SP4 7RX**

Industrial/Warehouse Unit

881 sq ft

(81.84 sq m)

To Let



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

Boscombe Down Business Park is well located on the outskirts of the market town of Amesbury adjacent to and overlooking the A303, which provides a dual carriageway link to the M3 (Junction 8) to London, and, Exeter/West Country. Salisbury 9 miles (A345), Andover 14 miles (A303).

DESCRIPTION

Unit 9 forms part of the Mills Way Centre, which comprises a development of 27 industrial/warehouse units.

Features include:-

- Steel portal frame construction.
- "Micro-rib" steel faced composite wall panels.
- PVC coated and insulated profile roof cladding.
- Blockwork partition walls to full height.
- 10% translucent roof panels
- Minimum eaves height 5.2 m (17 ft).
- Vertical lift loading door (3 m x 4 m).
- Fitted ground floor office and WC.
- 3 allocated parking spaces.

ACCOMMODATION

Warehouse **881 sq ft** (81.84 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 Park.

RENT

£7,250 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £5,400.*

Rates payable for year ending 31/03/20: £2,651.40.**

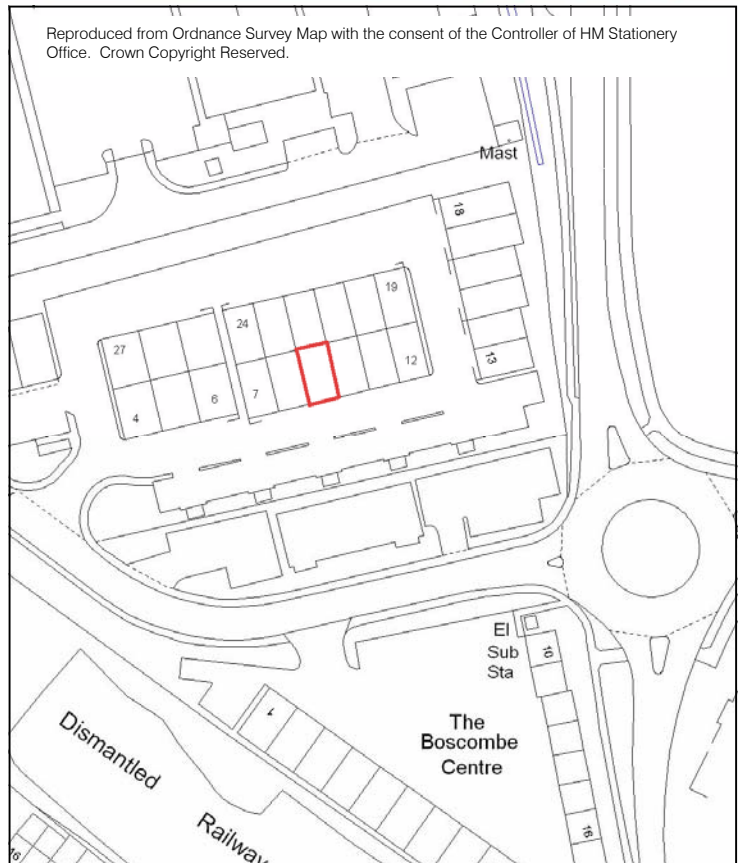
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

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

SERVICES

Mains electricity (3 phase), 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: DS/JW/14278-P2/9

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

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.