

**Unit 204, The Beacon Centre,
Solar Way, Solstice Park,
Amesbury, SP4 7SZ**

Industrial/Warehouse Unit With Fitted Offices

2684 sq ft

(249.35 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

Solstice Park is a new 160 acre business park development, situated with direct access to the A303 trunk road.

The Beacon Centre forms part of Solstice Park and comprises a recent development of 15 industrial/warehouse units, together with R&D and office facilities.

DESCRIPTION

Unit 204 is an end of terrace unit of steel frame construction with insulated composite cladding to walls and roof. The unit has been fitted out to a high standard to provide ground floor entrance reception/office and workshop/warehouse space, together with first floor office accommodation.

The entrance reception has laminate and wear resistant flooring, is serviced by male and female cloakroom facilities with shower and has a kitchenette.

At first floor, the open plan office space has suspended ceilings with recessed Category II lighting, fitted carpets, data trunking and air conditioning. Two further internal offices provide useful meeting and storage space.

The workshop/warehouse area is served by an up and over shutter door, has a minimum eaves height of 22' 2" (9' 5" on the mezzanine). There are allocated car parking spaces and loading facilities.

ACCOMMODATION

Ground Floor	1530 sq ft	(142.14 sq m)
First Floor	1154 sq ft	(107.21 sq m)
Total	2684 sq ft	(249.35 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 towards the upkeep and maintenance of the common areas of the Business Park. Lessee to pay lessor's proper legal costs in connection with the transaction.

RENT

£19,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £15,250.*

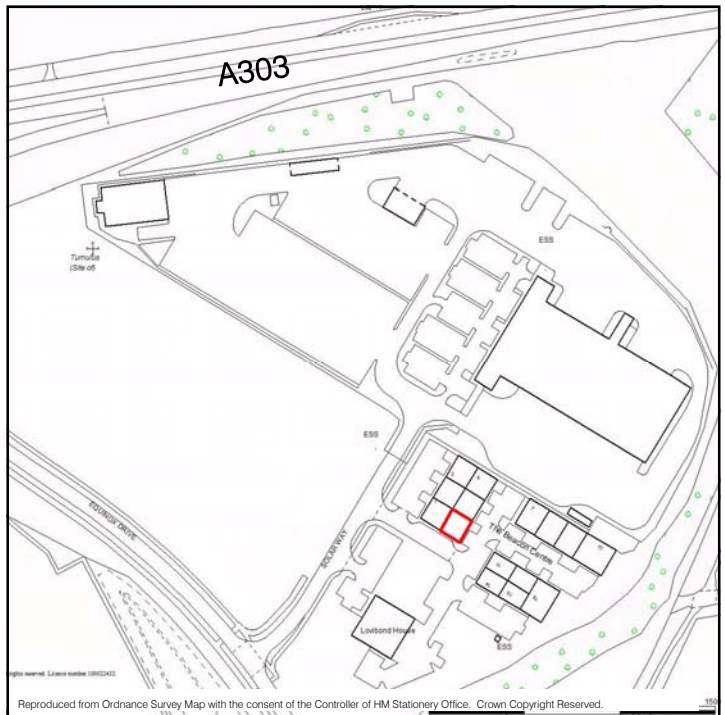
Rates payable for year ending 31/03/20: £7,487.75.

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

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

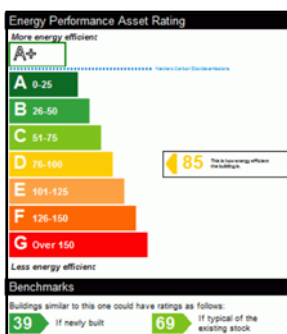
Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16676-BC204

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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