

The Bluestone Centre



Phase II

**NEW
BUSINESS UNITS
FOR SALE OR
TO LET**

A Development By
**NATIONWIDE
ENGINEERING**

The Bluestone Centre, Sun Rise Way, Solstice Park, Amesbury SP4 7YR

Location

Solstice Park, Amesbury, is strategically located in Central Southern England on the A303 between London and Exeter, just 9 miles north of Salisbury.

Amesbury is a growing market town with a resident population of 10,724 and district population of 26,976 approx. with surrounding villages, including nearby Garrisons of Bulford, Larkhill and Tidworth. (Source: 2011 Census)

It has good links to the motorway network via the A303/M3 to London and the M25 and to the north via the A34 to the M4 and M40.

South Wiltshire offers excellent employment prospects with 131,630 people of employment age within a 30 minute drive (Source: Wiltshire Council Economy Enterprise Service).



Situation

The Bluestone Centre is situated at Sun Rise Way, which forms part of the 160 acre mixed use Business Park. The development occupies an elevated position on the Business Park, overlooking the Solstice Park Hotel and roadside services. It can be accessed from either Meridian Way or Porton Road adjacent to the new Lovibond UK factory HQ.

Major occupiers at Solstice Park include Home Bargains, Muller Wiseman, Greggs (to be built), Lovibond, Animal Friends and Travis Perkins (to be built).

Other occupiers now include Birchall's Teas, Express Motor MOT Centre, Provision Cubic Defence, Hassett Industries, Charlecote Flooring, P V Solar and Nationwide Engineering

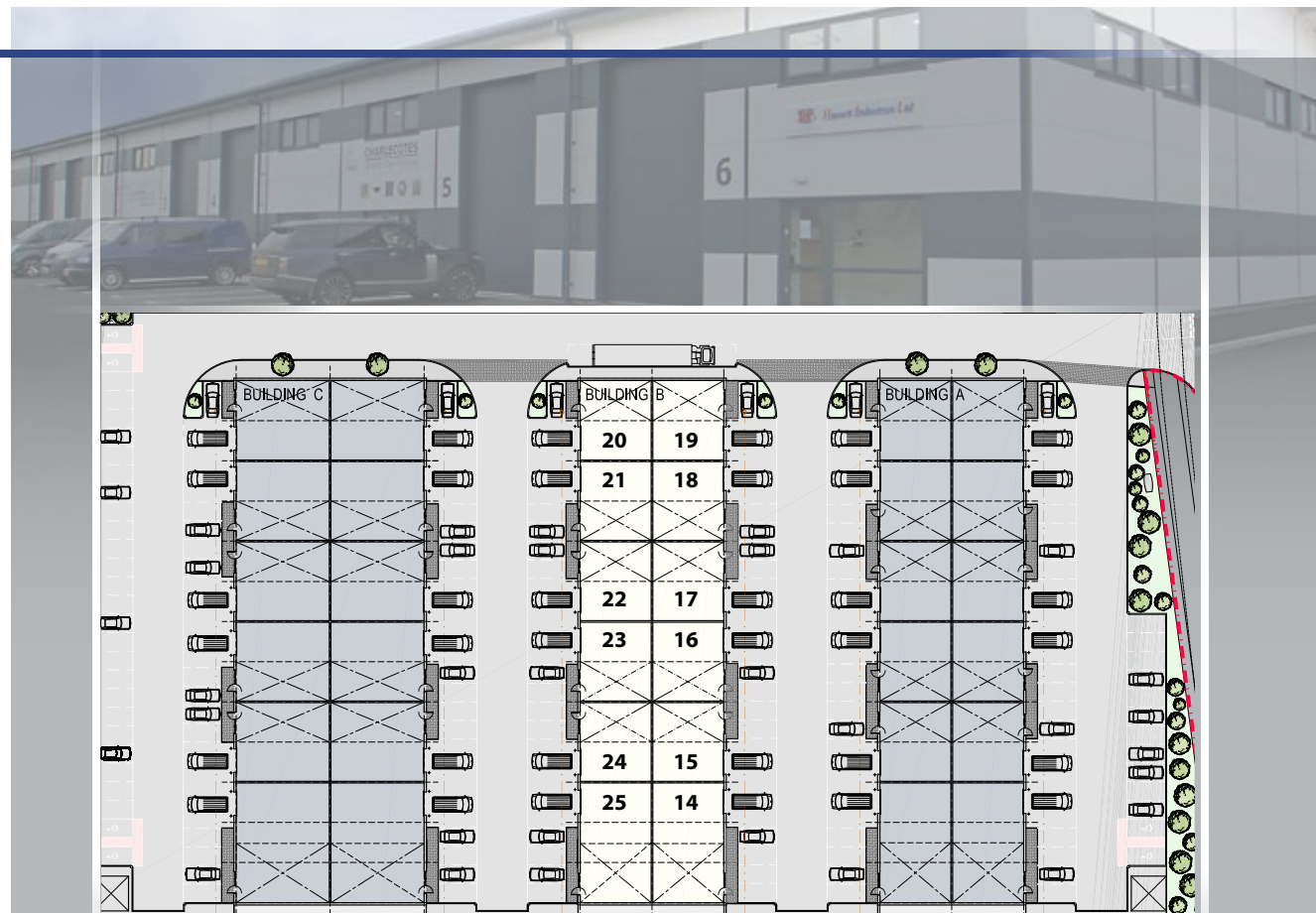
Accommodation - Phase II

Unit No.	Ground Floor	First Floor	Total
14	1517 sq ft	753 sq ft	2270 sq ft
15	990 sq ft	495 sq ft	1485 sq ft
16	990 sq ft	495 sq ft	1485 sq ft
17	990 sq ft	495 sq ft	1485 sq ft
18	990 sq ft	495 sq ft	1485 sq ft
19	990 sq ft	495 sq ft	1485 sq ft
20	990 sq ft	495 sq ft	1485 sq ft
21	990 sq ft	495 sq ft	1485 sq ft
22	990 sq ft	495 sq ft	1485 sq ft
23	990 sq ft	495 sq ft	1485 sq ft
24	990 sq ft	495 sq ft	1485 sq ft
25	1517 sq ft	753 sq ft	2270 sq ft

Floor areas quoted on a gross internal area based upon the architect's plans.

Features

- **Steel Portal Frame Construction**
- **Mini Micro Rib Kingspan Cladding**
- **Floor Loading:** Ground Floor 30 kN/m²
First Floor 5 kN/m²
- **Loading Doors 3m wide by 5m high**
- **Minimum Eaves Height 5.8m**
- **3 Phase Power - 80A per phase**
- **Mains Gas - Capacity 60kW/hr**



Services - Mains electricity (3 phase), gas, water and drainage.

Planning - Planning consent has been granted for uses within Class B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution).

Tenure - Freehold.

Price/Rent and Lease Terms - On Application.

VAT - Price/rent subject to VAT.

Business Rates - To be assessed.

Service Charge - A Management Company will administer the upkeep and maintenance of the common areas of the Business Centre and each unit owner will pay a service charge by proportion, according to floor area.



Communications

Road

Salisbury 9 miles
Andover 8 miles
Southampton 34 miles
Swindon 33 miles
Bristol 54 miles
London 80 miles
Exeter 96 miles

A34 20 miles
M3 (Junction 8) 28 miles
M4 (Junction 15) 30 miles

Ports

Southampton 42 miles
Poole 43 miles

Airports

Bournemouth 35 miles
Southampton 40 miles
Bristol 59 miles

Portsmouth 50 miles
Bristol 63 miles

Exeter 87 miles
Gatwick 94 miles

Developer

A development by Nationwide Engineering Group

NATIONWIDE
ENGINEERING

Contact

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Availability Schedule

Phase 1 - Sold

Phase 2 Now Available

Unit	Floor Area		Total	Rent	Price
	GF	FF			
14	1517	753	2270	Under Offer	
15	990	495	1485	Under Offer	
16	990	495	1485	Sold	
17	990	495	1485	Sold	
18	990	495	1485	Sold	
19	990	495	1485	Sold	
20	990	495	1485	Sold	
21	990	495	1485	Sold	
22	990	495	1485	Sold	
23	990	495	1485	Sold	
24	990	495	1485	Under Offer	
25	1517	753	2270	£13,250	£187,500

- Schedule to be read in accordance with our brochure.
- There is a service charge for the upkeep and maintenance of the common areas of the Business Park.
- Business rates to be assessed.
- Price/rent exclusive of VAT.

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