

**Unit 211, The Beacon Centre,
Solar Way, Solstice Park,
Amesbury, SP4 7SZ**

Industrial/Warehouse Unit

1904 sq ft

(176.88 sq m)

For Sale or 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

The Beacon Centre is situated at Solstice Park, the new 160 acre mixed use Business Park, strategically located with direct access to the A303 dual carriageway at Amesbury. The Beacon Centre occupies a prime location at the gateway to both Solstice Park and the 20 acre industrial/distribution zone. The development comprises 15 industrial and warehouse/trade counter units and 3 detached office/R & D buildings.

Solstice Park's other major occupiers include Home Bargains, Muller Wiseman Dairies and Tintometer.

DESCRIPTION

The property comprises an industrial/warehouse unit of steel frame construction with insulated PVC coated cladding to walls and roof. The unit has a fitted first floor office finished with suspended ceilings with recessed lighting, carpeting and electric heating.

Unit 211 has allocated car parking spaces and dedicated loading bay.

Features Include:-

- Steel portal frame
- First floor fitted office.
- 3.4x4 m (high) loading door (11 ft 2 x 12 ft 2)
- Glazed showroom style entrance.
- Minimum eaves height 6 m (19 ft 8)
- Floor loading ground floor:- 30 kN/sq m
- WC and kitchenette facilities.

ACCOMMODATION

Unit 211

Ground Floor	1258 sq ft	(116.87 sq m)
First Floor	646 sq ft	(60.01 sq m)
Total	1904 sq ft	(176.88 sq m)

TENURE

Freehold.

There is a service charge payable for the maintenance and upkeep of the common areas of the Business Centre.

PRICE

£195,000.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

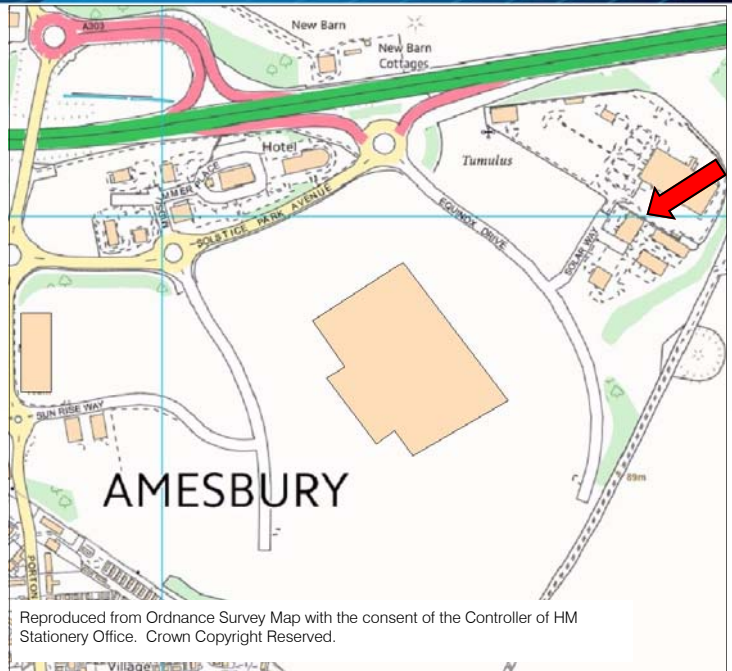
£12,950 per annum exclusive.

VAT

Price/rent subject to VAT.

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.



BUSINESS RATES

Rateable Value: £9,400.*

Rates payable for year ending 31/03/20: £4,615.40.**

*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, 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

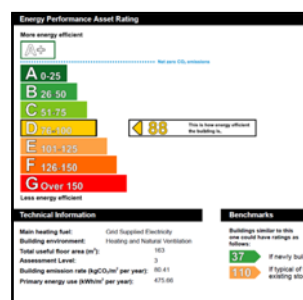
Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16676-211BC

ENERGY PERFORMANCE



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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