

**Unit 11, Mills Way Centre,
Boscombe Down Business Park,
Amesbury, SP4 7AU**

Industrial/Warehouse Unit

873 sq ft (81.12 sq m)

With Additional Mezzanine

For Sale



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.

The property forms part of the Mills Way Centre, located on Boscombe Down Business Park, which is within close proximity of the Solstice Park Junction with access to the A303.

The property comprises a single modern industrial/warehouse mid terrace unit of blockwork and steelframe construction and blockwork elevations, serviced by an up and over shutter door, providing access to the workshop/warehouse space and mezzanine floor.

The unit has a ground floor reception/office and WC facilities.

Warehouse	873 sq ft	(81.12 sq m)
Mezzanine	420 sq ft	(39.09 sq m)
Total	1293 sq ft	(120.12 sq m)

Freehold.

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

£95,000.

Price exclusive of VAT (if applied).

Rateable Value: £5,400.*

Rates payable for year ending 31/03/19: £2,592.**

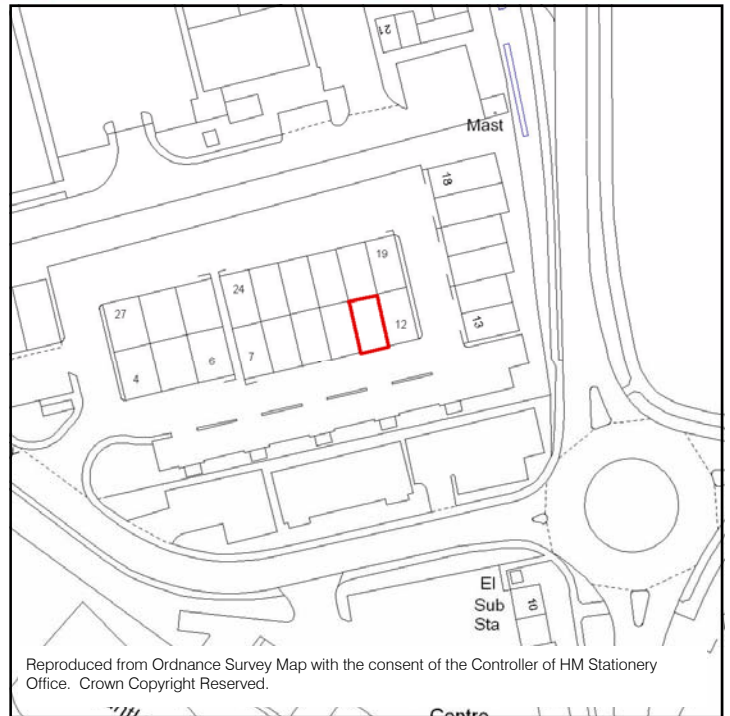
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

This property may qualify for Small Business Rates Relief.

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

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

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.



Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Strictly by appointment only.

Ref: PH/DS/RW/JW/14278-P2/11

Energy Performance Asset Rating

Mean energy efficiency

Not used for this calculation

A 9.25
B 7.50
C 6.00
D 4.56
E 3.00
F 1.50
G Over 1.00

4.56 Good energy efficiency for its type and size

Less energy efficient



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.

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.