

**Unit 9, Paxton Business Centre,
Whittle Road,
Churchfields Industrial Estate,
Salisbury, SP2 7YR**

Industrial/Warehouse Unit

848 sq ft (78.78 sq m)

For Sale



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 39,320 approximately and a Salisbury District population of 114,613 (Source: 2001 Census). Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station. The Estate was created in the 1960s and remains the City's most established commercial employment area. It houses many corporate occupiers such as British Telecom, Wessex Water, Travis Perkins, Scats and Hiflex. There is a strong representation of motor trade dealerships and trade/retail occupiers such as Ford, Renault, Vauxhall, Audi, Plumb Center, Builder Center, Speedy Tool Hire and JT Sydenhams.

Whittle Road is a new service road, accessed via Brunel Road, which is one of the principal service roads onto the Estate from Churchfields Road.

DESCRIPTION

The property comprises a modern mid terrace industrial unit, constructed in 2000. The unit has been fitted out to a high standard to provide ground floor workshop/storage space and first floor offices. The offices are fitted out with suspended ceilings and recessed lighting.

Features include:-

- Minimum eaves height 18' (5.5 metres).
- Floor loading 300lbs per square foot (15.4KN/sq m).
- All mains services including 3 phase power.
- First floor office.
- Fitted cloakroom and kitchenette.
- Up and over loading door.
- Allocated on-site car parking.

ACCOMMODATION

Ground Floor	424 sq ft	(39.39 sq m)
First Floor	424 sq ft	(39.39 sq m)
Total	848 sq ft	(78.78 sq m)

TENURE

Freehold.

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

PRICE

£85,000.

VAT

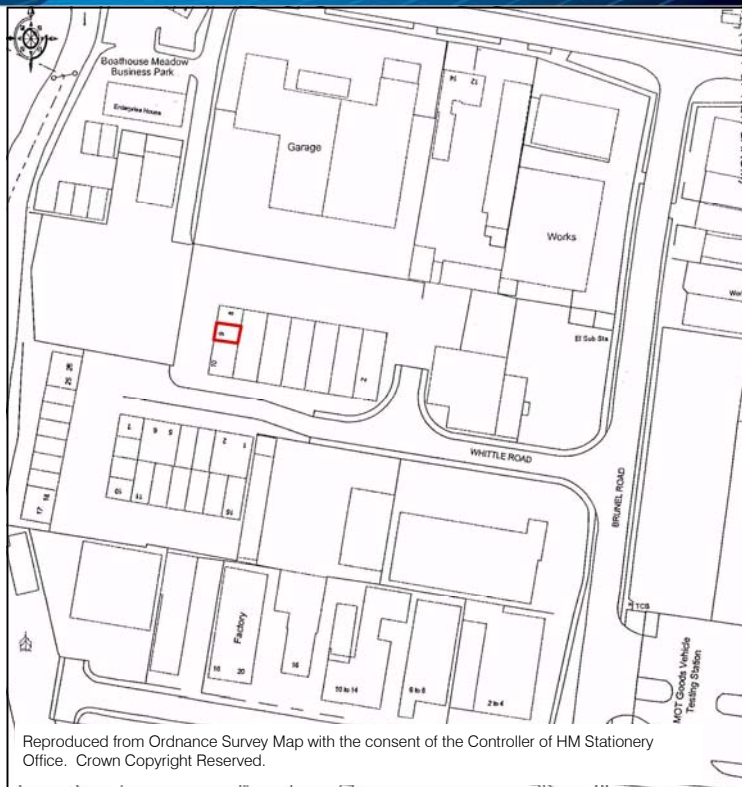
Price exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £3,550*.

Rates payable for year ending 31/03/16: £1,707.55

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



SERVICES

Mains electricity, 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: PH/DS/JW/14896-9P

ENERGY PERFORMANCE



Regulated by the RICS.



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.leasebusinesspremise.co.uk.

DISCLAIMER

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