

**Distlock House, Old Sarum,
Salisbury, SP4 6DZ**

Factory Building

17,856 sq ft

(1,658.82 sq m)

For Sale



Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 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).

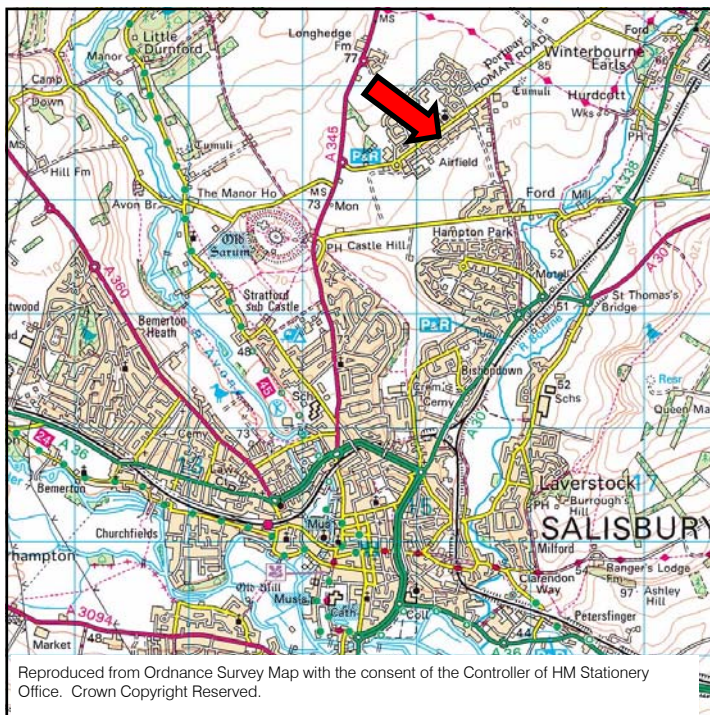
The property is situated adjoining the Old Sarum Airfield, which lies approximately 3 miles north of Salisbury City Centre, just off the A345 Salisbury to Amesbury Road. As well as the active private Airfield, the area has been developed into a thriving business park, housing a range of industrial and distribution occupiers. The property is situated adjoining the Airfield and other original buildings dating from its first development.

The property comprises a former World War I aircraft hangar now used as a factory/workshop building. The building, which is Grade II* Listed is of brick elevations with the main clear span working space formed by Belfast type timber trusses with a mineral felt covering. The building retains its original sliding hangar doors, potentially providing full width access.

On the southern side of the main building there is a lean-to extension providing additional storage and workshop space. The main workshop area provides clear span working space with a minimum eaves height of 6.1 m (20 ft).

Workshop	13,650 sq ft	(1268.08 sq m)
Office Building	1,586 sq ft	(147.34 sq m)
Office/Canteen	1,730 sq ft	(160.72 sq m)
Stores	890 sq ft	(82.68 sq m)
Total	17,856 sq ft	(1658.82 sq m)

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



Energy Performance Rating

Minimum EPR required

Maximum EPR possible

A 25-35
B 36-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

156

Minimum EPR required

Maximum EPR possible

Technical Information

How heating/cooling is provided: CR
Total useful floor area (m²): 1710
Assessment Level: 103/75
Building energy use (kWh/m²/year): 103/75
Primary energy use (kWh/m²/year): 103/75

Drawings number to date: 81/10
If Energy Label: 81/10
If Typical of building: 81/10

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