

Distlock House, Old Sarum, Salisbury, SP4 6DZ

Factory Building

17,856 sq ft

(1,658.82 sq m)

For Sale





LOCATION

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).

SITUATION

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.

DESCRIPTION

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.

Two ancillary buildings are of brick elevations under pitched profile steel clad roofs and provide office accommodation with suspended ceilings with recessed lighting, fitted carpets and night storage heating. There are male and female cloakrooms and kitchenette facilities. There is a good sized staff canteen with additional works toilets

On the southern side of the main building there is a leanto 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).

To the front and rear of the building there are forecourt areas for loading and parking.

ACCOMMODATION

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)

IOTA

TENURE

Freehold

PRICE

£800,000.

VAT

VAT is not charged on the sale price.

BUSINESS RATES

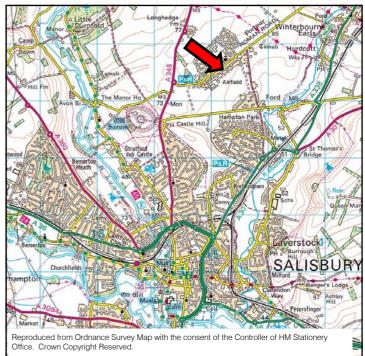
Rateable Value: £26,000.*

Rates payable for year ending 31/03/20: £12,766.

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

SERVICES

Mains electricity (3 phase), 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

The property has planning consent for industrial warehouse uses within Class B1, B2 & B8. Application Ref: 19/0055/FUL. 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.

MONEY LAUNDERING REGULATIONS

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.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14816

ENERGY PERFORMANCE



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.leasingbusinesspremises.co.uk

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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