

REDUCED
PRICE



ANCESTOR HOUSE



Ground Floor



First Floor



FOR SALE

12,000 sq ft 1114.83 sq m

Warehouse / office building with direct access to the A303

SOLAR WAY • SOLSTICE PARK • AMESBURY • SP4 7SZ

SOLSTICE PARK lies on the edge of the South Wiltshire market town of Amesbury, just 9 miles from Salisbury, and is linked to the motorway network with fast access via the A303/M3 to London and via the A34 to the M4 and M40.

South Wiltshire offers excellent employment prospects with 131,630 people of employment age within a 30 minute drive (Source: Wiltshire Council Economy Enterprise Service).

Ancestor House is situated with direct access onto the A303 via Equinox Drive. Solstice Park has excellent amenities including the Holiday Inn, McDonalds, KFC, Toby Carvery, Petrol filling station and Co-operative Food Store, Costa Coffee, Pizza Hut and Harvester Pub. Major occupiers include Home Bargains, Muller Wiseman Dairies and Animal Friends Insurance.

DETACHED BUILDING

12,000 SQ FT (1,114.83 SQ M) ON 0.6 ACRES (0.242 HA)

32 CAR PARKING SPACES

COMFORT COOLING

8 PERSON LIFT

PERIMETER TRUNKING AT GROUND FLOOR

RAISED ACCESS FLOORS AT FIRST FLOOR

SUSPENDED CEILING WITH RECESSED CATEGORY II LIGHTING

KITCHEN AND STAFF CANTEEN

FITTED BLINDS

MALE AND FEMALE WCS & SHOWER FACILITIES ON EACH FLOOR

TWO LOADING BAYS (3M HIGH)

Ground Floor

Assembly/Storage/Packing 5,462 sq ft 507.44 sq m

Reception/Service Core 538 sq ft 49.98 sq m

First Floor

Office 5,480 sq ft 509.10 sq m

Service Core 520 sq ft 48.31 sq m

Total Floor Area 12,000 sq ft 1,114.83 sq m



Ground Floor



SATNAV SP4 7SZ

Salisbury	9 miles	Bristol	54 miles
Andover	13 miles	M25 Heathrow	65 miles
Southampton	34 miles	London	80 miles
Bournemouth	38 miles	Exeter	96 miles



Planning

Detailed planning consent for B1, B2 and B8 uses (REF: S/2004/2424).

Tenure

For Sale.

Price

£1,000,000.

VAT

Priced subject to VAT.

Service Charge

A service charge is payable for the upkeep and maintenance of the common areas.

Business Rates

Rateable Value £86,500.

Energy Performance



For further information or to arrange a viewing please contact:

Rachael Wythe • 07786 528401
rachaelwythe@myddeltonmajor.co.uk

Philip Holford • 07909 555777
philipholford@myddeltonmajor.co.uk

