

Plot 103, The Beacon Centre, Solar Way, Solstice Park, Amesbury, SP4 7SZ

3 New Industrial/Warehouse Units 1868 sq ft to 5118 sq ft

(173.54 sq m to 475.46 sq m)

For Sale or To Let





# LOCATION

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.

Solstice Park is linked to the Motorway network with fast access via the M3 to London and the M25 and north via the A34 to M4 and M40.

# SITUATION

The Beacon Centre is situated off Equinox Drive comprising 15 industrial and warehouse/trade counter units and a two storey R&D unit.

Major occupiers include Home Bargains, Muller Wiseman, Tintometer and Animal Friends Insurance.

### DESCRIPTION

The development comprises three new industrial/warehouse units. They are available individually or combined together for a larger requirement. Each unit has been fitted with a mezzanine floor to provide additional storage or upgrade as offices, subject to the necessary consents. Each unit is served by an up and over shutter door and has allocated car parking.

#### ACCOMMODATION

<u>Unit 1</u>		
Ground Floor	1150 sq ft	(106.83 sq m)
First Floor	560 sq ft	( 52.02 sq m)
<u>Unit 2</u>		
Ground Floor	1140 sq ft	(105.91 sq m)
First Floor	548 sq ft	( 50.91 sq m)
Unit 3		
Ground Floor	1160 sq ft	(107.76 sq m)
First Floor	560 sq ft	( 52.02 sq m)
Total Ground Floor	3450 sq ft	(320.50 sq m)
Total First Floor	1668 sq ft	(154.95 sq m)
Total Overall GIA	5118 sq ft	(475.46 sq m)

### TENURE

Freehold or New Lease.

There is a service charge payable for the upkeep and maintenance of the Beacon Centre, administered by Abbey Manor Group (original developer).

# PRICE

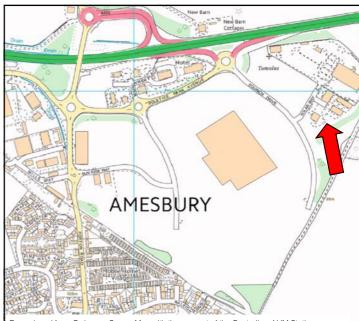
Unit 1	-	Under Offer.
Unit 2	-	Under Offer.
Unit 3	-	Under Offer.

#### LEASE TERMS

New full repairing and insuring leases for terms to be agreed, subject to periodic upward only rent reviews.

# RENT

Unit 1	-	Under Offer.
Unit 2	-	Under Offer.
Unit 3	-	Under Offer.



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

# VAT

VAT is payable on the price/rent.

# **BUSINESS RATES**

To be assessed.\*

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

#### SERVICES

Mains electricity, gas, 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

Detailed planning consent (Ref: S/2016/08188/FUL) for the construction of industrial/warehouse units for B1 (light industrial) uses, B2 (general industrial) and B8 (warehouse) uses. 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

For further information or contact Philip Holford or Dean Speer on 01722 337577 .

Ref: PH/DS/JW/16676-BC103

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.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.

49 High Street, Salisbury, Wiltshire, SP1 2PD Email: commercial@myddeltonmajor.co.uk www.myddeltonmajor.co.uk



