

**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

### Unit 1

Ground Floor	<b>1150 sq ft</b>	(106.83 sq m)
First Floor	<b>560 sq ft</b>	( 52.02 sq m)

### Unit 2

Ground Floor	<b>1140 sq ft</b>	(105.91 sq m)
First Floor	<b>548 sq ft</b>	( 50.91 sq m)

### Unit 3

Ground Floor	<b>1160 sq ft</b>	(107.76 sq m)
First Floor	<b>560 sq ft</b>	( 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

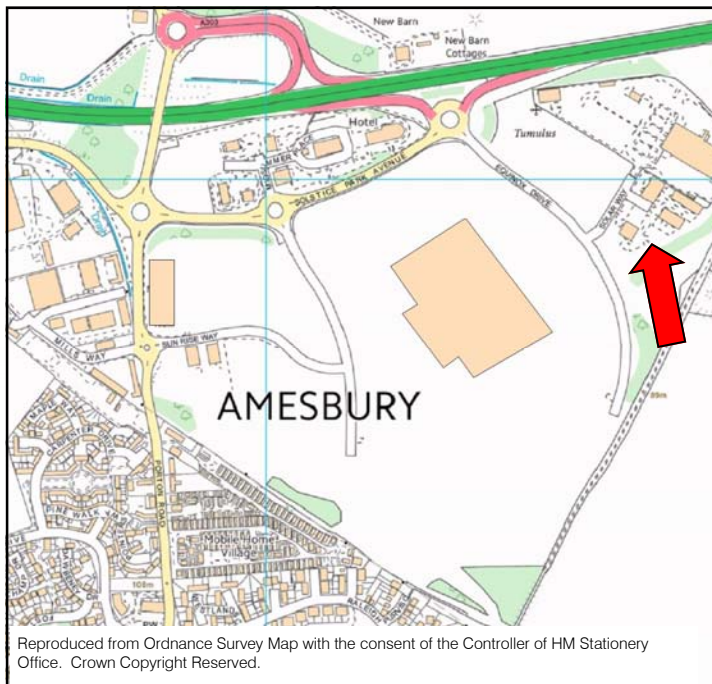
Unit 1	-	<b>Under Offer.</b>
Unit 2	-	<b>Under Offer.</b>
Unit 3	-	<b>Under Offer.</b>

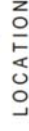
## LEASE TERMS

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

## RENT

Unit 1	-	<b>Under Offer.</b>
Unit 2	-	<b>Under Offer.</b>
Unit 3	-	<b>Under Offer.</b>



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PROPOSED ELEVATIONS, SITE  
AND FLOOR PLANS

FOR INFORMATION

**PROPOSED DEVELOPMENT  
PLOT 103  
THE BEACON CENTRE  
SOLSTICE PARK  
WILTS**

DATE	1/28/2016	GLS	102	B
BOOK #	1100, 1 200	DATE ACQD		
ISS NO		ISS DATE		

