



**TO LET**

# Unit 7a, Brydges Court

Castledown Business Park, Ludgershall SP11 9FT

Industrial/Workshop/Business Unit - 784 sq ft (73 sq m) approx

# Location

Ludgershall is situated on the Hampshire/Wiltshire border and benefits from an excellent range shopping facilities including Co-op, Tesco Express and Spar supermarkets and a wealth of independent traders. Tidworth is less than 2 miles distant and provides a wide array of further retail & leisure facilities including Lidl and Tesco supermarkets and Tidworth Leisure Centre.

Castledown Business Park is situated less than 0.3 mile to the South West of the centre of Ludgershall. The Park fronts the A3026 which leads to the A303 trunk road and J8 of the M3 to the South and J15 of the M4 to the North via the A342.

There are a number of large new housing developments in the immediate vicinity offering a good opportunity for ready labour supply to businesses at Castledown Business Park.



**A303**



**5 miles south**

**M4**



**21 miles north**

**Andover**



**7.5 miles**

**Salisbury**



**16 miles**

# Accommodation

## Description

Castledown Business Park comprises 33 acres (13.4 hectares) of employment land suitable for office and industrial occupiers. Phase One known as Fitz Gilbert Court comprises 21 small industrial and office units together with Castledown Business Centre which is available for the use of occupiers on the Park and The Enterprise Network Building.

Brydges Court is the second phase and provides 15 industrial units ranging from 711 sq ft (66 sq m) to 5,982 sq ft (55.6 sq m). Units are also capable of being combined to accommodate larger requirements.

The units in Series 7 and 8 are accessed by double pedestrian doors and benefit from an eaves height of 10ft (3m). All units have three phase electricity and the Park benefits from a high speed broadband facility.

There are 2 allocated parking spaces.

## Services

We are advised that main electricity, water and drainage are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The unit has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

Area	Sq ft	Sq m
Ground Floor	784	73
<b>TOTAL</b>	<b>784</b>	<b>73</b>

### Nearby Population



### Bus Stop



### Amenities



### Onsite parking



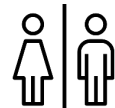
### Shell specification



### Open plan layout



### WC facilities



# Planning | Rates | EPC | Terms

## Planning

The unit benefits from Class E (commercial, business & service), B2 (general industrial) and B8 (warehousing and distribution) uses under the Use Classes Order. No motor trade uses are permitted on the Estate.

## Business Rates

The Valuation Office Agency website describes the property as “Warehouse and Premises” and has a Rateable Value of £6,800 effective from 1 April 2023. It is anticipated that no business rates will be payable by an occupier if this is their only business premises as it will qualify for Small Business Relief.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is D (81) valid until 12 May 2034. A full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Terms

The unit is available to lease by way of a new full repairing and insuring lease direct from the Landlord at a rent of £700.00 per calendar month exclusive of any business rates, service charge, building insurance and VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants will be required to provide a rental deposit.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

## Anti Money Laundering/Client Identification

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
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Kembrey Park  
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**AK Ref:** JDG/DLN/65693    **Date:** September 2025    **Subject to Contract**



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.