

**Unit 23, Parkers Close,
Downton Business Centre, Downton,
Salisbury, SP5 3RB**

Office & Industrial Building

4751 sq ft

(440.44 sq m)

To Let



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).

Downton is situated about 6 miles south of Salisbury on the A338, which links Salisbury with Bournemouth and Poole (23 miles). It is 16 miles from Southampton via the M27.

SITUATION

The property occupies a highly prominent position at the front of Downton Business Centre, overlooking the A338 Salisbury Road.

DESCRIPTION

The property comprises an end of terrace office and industrial building of steel portal frame construction with insulated profile steel cladding to walls and roof and part brick and blockwork elevations.

Internally, the building is arranged to provide ground and first floor office accommodation, together with workshop/storage space.

The offices are fitted out to a high standard to include suspended ceilings with Category II lighting, air conditioning, fitted carpets and perimeter trunking. It has male and female cloakroom facilities and a fitted kitchen.

There is a workshop/storage area on the ground floor, accessed by an up and over shutter door.

To the front of the building there is a generous forecourt providing 15 car parking spaces.

ACCOMMODATION

Ground Floor	2509 sq ft	(233.09 sq m)
First Floor	2232 sq ft	(207.35 sq m)
Total	4741 sq ft	(440.44 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge payable towards the upkeep and maintenance of the common areas of the Estate.

RENT

£37,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied)

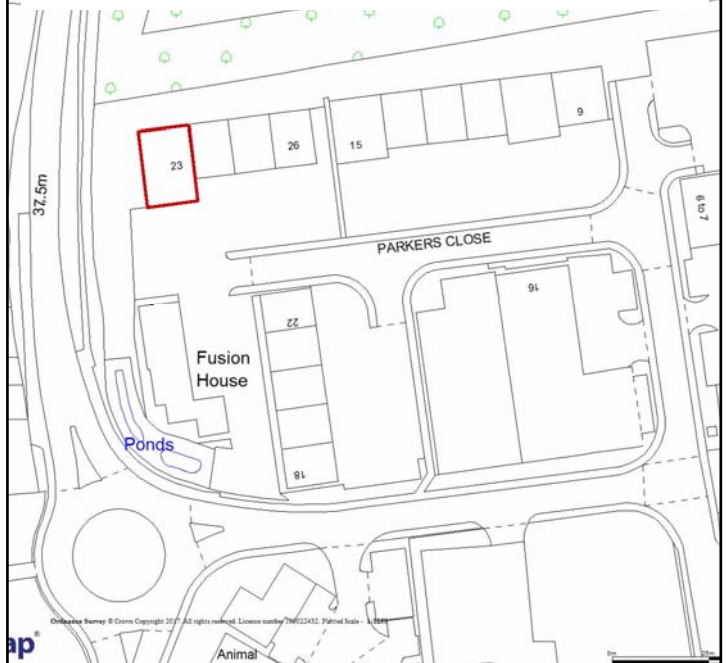
BUSINESS RATES

Rateable Value: £33,000.*

Rates payable for year ending 31/03/21: £16,467.

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

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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

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.

ENERGY PERFORMANCE

The property has an EPC rating of C60.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17350-23

CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, www.rics.org.

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