



Unit 34 Glenmore Business Park

Modern end of terrace business unit 2,065 sq ft (191.9 sq m) including mezzanine

- | New lease
- | Three parking spaces
- | Scope to create office space

SALISBURY, SP2 7GL

£12,500 PA

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& WALLIS

Location

Glenmore business park is a popular modern development of business units situated off Telford Road on Churchfields Industrial Estate. Churchfields remains Salisbury's most established employment district located on the western outskirts of the city within a short walk of the main line railway station and within a convenient distance of the city's ring road.

Description

The premises comprise a modern end of terrace business unit of steel portal frame construction with park brick and part profile steel clad elevation under a pitched roof. There is full mezzanine coverage providing additional storage and there is scope to upgrade some or all of the space to provide offices should a tenant so wish, subject to the necessary consents being obtained. A total of three parking spaces are allocated to the property.

Accommodation

Approximate Gross Internal Areas		
Ground floor	94.5 m ²	1,017 ft ²
Mezzanine	97.4 m ²	1,048 ft ²
Total	191.9 m ²	2,065 ft ²

Features

- | Sectional up and over loading door (3.0m(w) x 2.7(h))
- | Height to underside of mezzanine 3.0m (9' 10")
- | Fluorescent lighting
- | Kitchenette area
- | WC

Lease

The premises are available on a new full repairing and insuring lease on terms to be agreed.

Rent

£12,500 per annum
Rent is exclusive of VAT (understood to be applicable), business rates (if applicable), buildings insurance, estate service charge and all other outgoings.

Business Rates

Rateable value: £14,250

The small business rate multiplier for the year 2018/19 is 48.0 p in the £. However, where the rateable value is £12,000 or less, eligible ratepayers will receive 100% small business rate relief and therefore no rates will be payable.

Services

We understand that all mains services are connected to the property (gas not currently used).

Caution

Woolley and Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property and also whether VAT is applicable to this transaction.

Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing tenant.

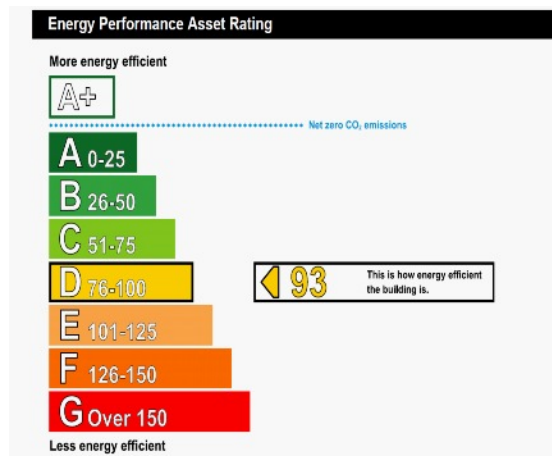
Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that 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 website www.commercialleasecodeew.co.uk.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in October 2019.

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