



HARRINHAM

TRADING ESTATE

TO LET MODERN FACTORY/WAREHOUSE UNITS

SALISBURY
SP2 8NW

LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 39,320 approximately and a Salisbury District population of 114,613 (Source: 2001 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).

SITUATION

Harnham Trading Estate is a well established industrial/warehouse development, located at Netherhampton Road (B3094), linking with the A36 on the South West side of Salisbury.

DESCRIPTION

The Estates comprises a range of factory/warehouse units with cavity brick/blockwork elevations and profile sheet metal cladding with insulated fibre cement roofs. Each unit has the following features:

- Steel folding loading door
- Translucent roof lighting
- Forecourt and parking area
- Male and female cloakroom facilities

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews.

ACCOMMODATION/RENT

Refer to attached schedule.

SERVICE CHARGE

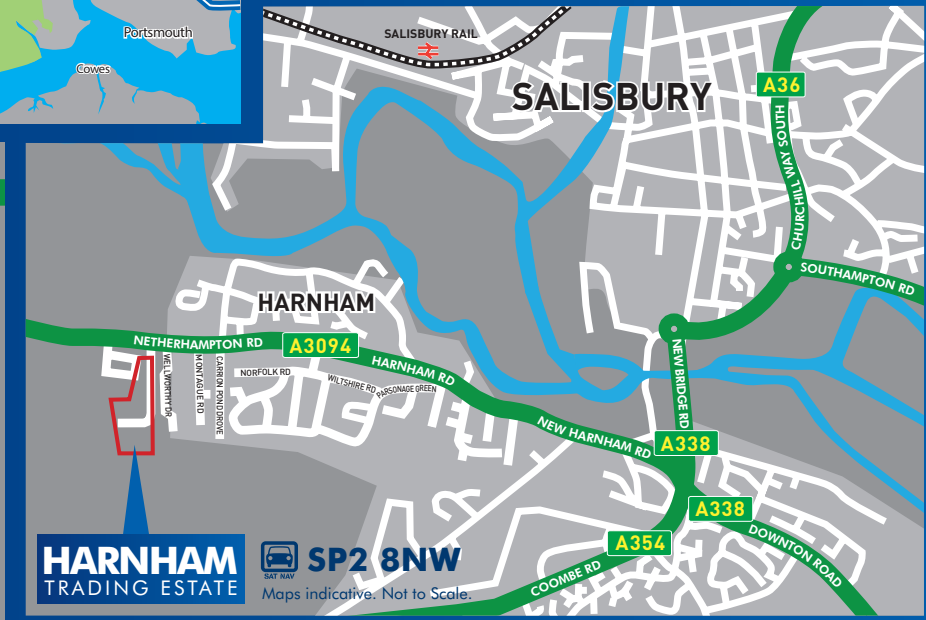
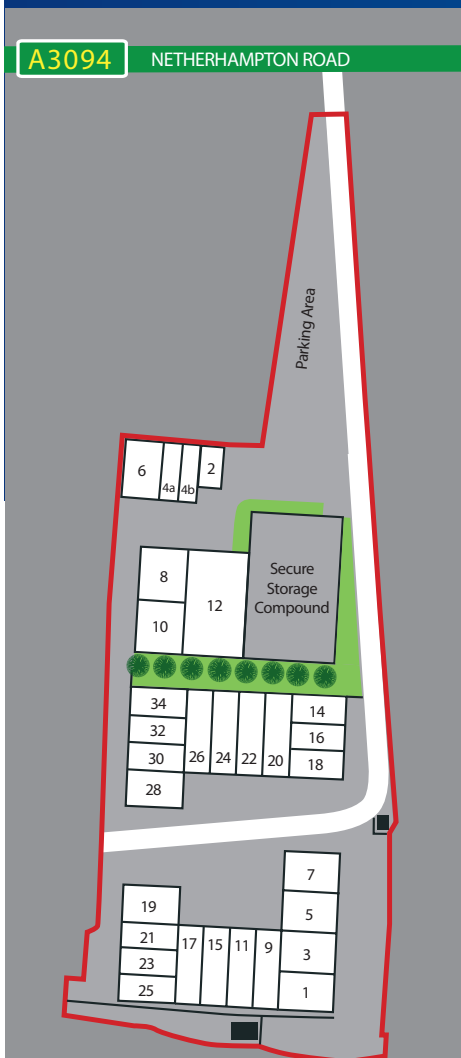
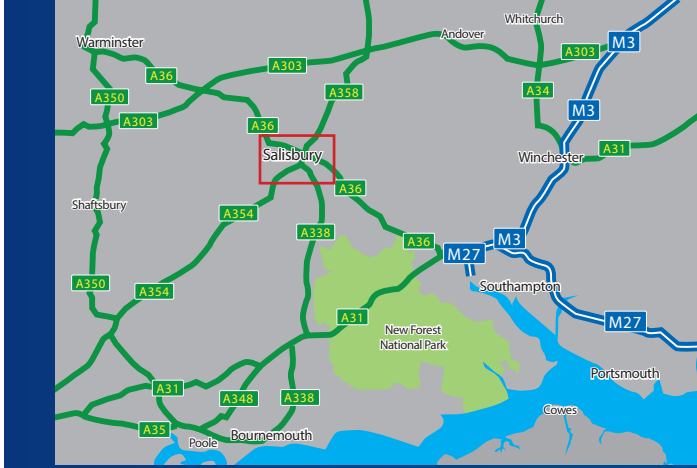
The lessee to pay a service charge towards the upkeep and maintenance of the common areas of the Estate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which is applicable on all IPIF estates.



VIEWING

Strictly by prior appointment with the agents.

Dean Speer

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On behalf of the Landlord

Lewis Callanan

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Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. December 2017

Harnham Trading Estate, Netherhampton Road, Salisbury, SP2 8NW

Availability Schedule

Unit 1

2228 sq ft

To Let



- Factory/Warehouse Unit
- Min Eaves Height 18'
- Loading Door
- Allocated parking
- 3 phase electricity

Rateable Value: To be assessed.

Rent: £15,950 per annum exclusive

ENERGY PERFORMANCE



- Schedule to be read in conjunction with the agent's brochure.
- Rent exclusive of VAT.
- *Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.
- Units 1, 3 & 9 may be combined for larger requirements.
- Self contained yard may be available

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Unit 3

2502 sq ft

To Let

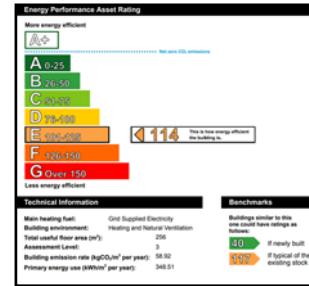


- Factory/Warehouse Unit
- Min Eaves Height 18'
- WC
- Fitted Office
- Loading Door
- Allocated parking
- 3 phase electricity

Rateable Value: To be assessed.

Rent: £15,950 per annum exclusive

ENERGY PERFORMANCE



Unit 9

2204 sq ft

To Let



- Factory/Warehouse Unit
- Min Eaves Height 18'
- WC's
- Loading Door
- Allocated parking
- 3 phase electricity

Rateable Value: To be assessed.

Rent: £15,950 per annum exclusive

ENERGY PERFORMANCE



Unit 8-10

3950 sq ft

To Let



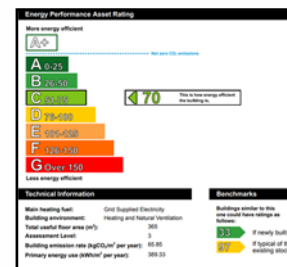
- Factory/Warehouse Unit
- Min Eaves Height 9' 8"
- WC Facilities
- Fitted Office
- Loading Door
- Allocated parking
- 3 phase electricity

Rateable Value: £20,250.*

Rates payable for year ending 31/03/21: £10,104.75

Rent: £24,000 per annum exclusive

ENERGY PERFORMANCE



Unit 20

2197 sq ft

Under Offer



- Factory/Warehouse Unit
- Min Eaves Height 18'
- Male & Female WC's
- Loading Door 15' 10" x 13'
- Allocated parking
- 3 phase electricity

Rateable Value: £12,000.*

Rates payable for year ending 31/03/21: £5,988.

Rent: £15,000 per annum exclusive

ENERGY PERFORMANCE

