



UNIT F, STANLEY COURT, TELFORD ROAD

Two storey business/office unit.
Approx 1,202 sq ft (111.6 sq m).

- | Popular Estate
- | Flexible open plan space
- | Parking

SALISBURY, SP2 7GH

£159,950

**WOOLLEY
& WALLIS**

Location

Stanley Court forms part of the popular Glenmore Business Park, a 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 mainline railway station and within a convenient distance of the City's ring road.

Description

Unit F forms part of a horseshoe shaped is situated within a courtyard development of similar business/office units of portal frame construction with part brick and part profile steel clad elevations under a pitched roof. Both the ground and first floor areas provide open plan office space with kitchenette facilities and there is a WC off the ground floor reception area. Specification includes carpeting, electric heating, perimeter trunking with Cat V cabling and at first floor there is a suspended ceiling incorporating LED light panels. There are three allocated parking spaces to the front off the property.

Accommodation

Approximate Gross Internal Areas

	m ²	ft ²
Ground floor	54.6	588
First floor	57.0	614
Total	111.6	1,202

Tenure

Freehold.

Price

£159,950

We are advised that VAT will be applicable.

Business Rates

Rateable Value £9,500

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).

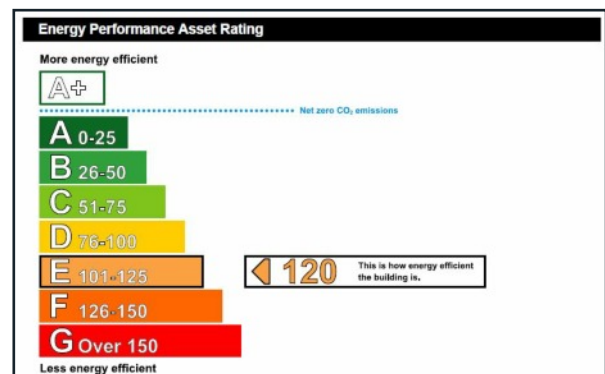
Caution

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.

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 May 2019.

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