



Office and Warehouse Space Unit 4, Minton Distribution Centre, London Road, Amesbury, SP4 7RT

To Let

- Up to 4,200 sq ft of warehouse and storage space and 2,600 sq ft of office space
- Inclusive rent from £5.00/sq ft
- Serviced office facilities available
- Ample parking with 24 hour gated security

Location and Description

Minton Distribution Park is a mixed use warehouse industrial and office complex situated adjacent to the A303 at Amesbury between the Tesco store, Lidl store and Solstice Park which has its own hotel, petrol station, restaurants and a large contingent of well known National and local occupiers.

The available space within Unit 4 Minton Park comprises some 2,500 sq ft of office space and 4,200 sq ft of storage/warehousing space at first and second floor levels. The office space is comfortable with carpeted floors, diffused lighting and integrated heating system and is available in whole or in part either by way of open plan or partitioned office space. The warehouse space comprises two areas measuring 1,600 and 1,800 sq ft respectively and can be let as a whole or in part on flexible terms. Within the office space there is a secure office previously used as a small banking room with CCTV and electronic security measures. There is a fully serviced board room available and offices are available either as an open plan space or in partitioned format and both offices and warehouses are offered either in whole or in part to suit your requirements.

Amesbury is a prosperous market town lying adjacent to the A303 dual carriageway 15 miles west of Andover. It is a major centre for HM Forces and provides a convenient and strategic distribution location with fantastic road links to London, the Midlands, the south coast and south west.

Accommodation

All measurements approximate:

Office 1 – 2,200 sq ft

Secure Office (Banking room) – 790 sq ft

Warehouse 1 – 1590 sq ft plus offices of 142 sq ft

Warehouse 2 – 1,800 sq ft

Tenure and Rental

The available space is offered on flexible terms at a licence fee to be agreed. Rental figures quoted are inclusive of service charge.

Business Rates

Occupiers are to fulfil their own business rates obligations.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Energy Performance Certificate

EPC Rating – D

Viewing

Strictly by appointment through the sole Agents.

Contact Info: Ryan Holmes

Humberts

8a-8b Parkway Farm Business Park

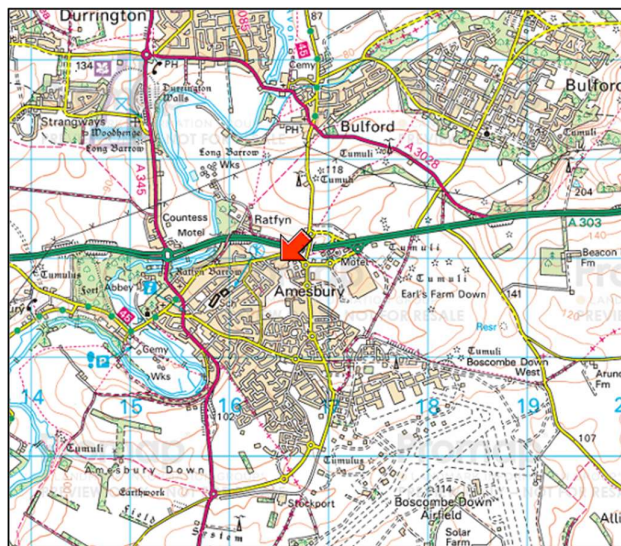
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