

**Unit 2a, Delta Works,  
Salisbury Road,  
Shipton Bellinger, SP9 7UN**

Workshop/Warehouse Unit

2806 sq ft

(260.68 sq m)

**To Let**



## LOCATION

Shipton Bellinger is approximately 11 miles north of Salisbury and 6 miles west of Andover. The A303, situated 1 mile to the south, provides direct access between London, via the M3, and the West Country.

## SITUATION

The property is situated on the southern edge of Shipton Bellinger and has direct access onto the A338.

## DESCRIPTION

The property comprises a workshop and warehouse unit of steel frame construction with insulated profile steel cladding to walls and roof. It has clear workshop space and a minimum eaves height of 18' 1" and is served by a sliding shutter loading door. The previous tenant has constructed a small office/kitchen adjoining the existing DDA compliant WC. A wash bay area has been formed on the end of the main building with drainage, water and power, which could either be used for vehicle cleaning or outside storage.

To the front of the unit there is a shared forecourt providing parking, loading and turning.

The building has 3 phase electricity and suspended LED lighting.

The site provides a hard surfaced yard areas for access, loading and parking, which will be allocated.

## ACCOMMODATION

|          |            |               |
|----------|------------|---------------|
| Unit 2a  | 2806 sq ft | (260.68 sq m) |
| Wash Bay | 464 sq ft  | ( 43.10 sq m) |

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. The lessee to be responsible for a service charge for the maintenance and upkeep of the common areas of the site.

## RENT

£19,950 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £11,750.\*

Rates payable for the year ending 31/03/22: £5,863.25.\*\*

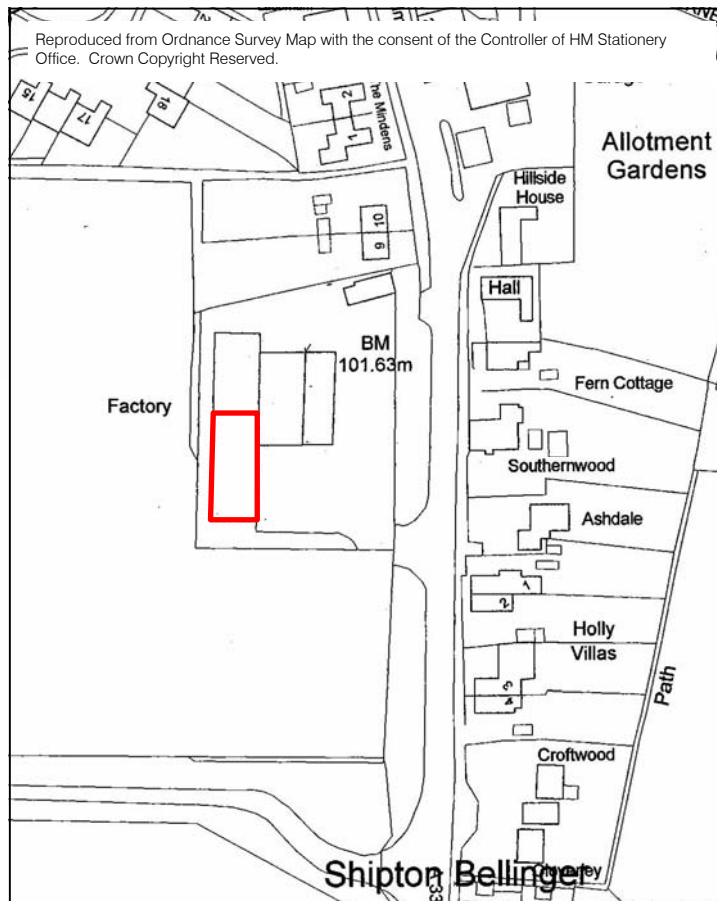
\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

\*\*This property may qualify for Small Business Rates Relief\*\*.

## SERVICES

Mains electricity, 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 Test Valley Borough Council, Beechurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

## ENERGY PERFORMANCE

The property has an EPC rating of E115.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/16777

## 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](http://www.rics.org).

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