

Aspect House, Crusader Park, Warminster, BA12 8BT

Detached Office Building

2553 sq ft

(237.17 sq m)

To Let



LOCATION

Warminster is a large Garrison town situated in the heart of Wiltshire on the A36 between Salisbury and Bath, serving a local population of 17,490 approx. and a district population of 127,900 (Source: 2011 Census). In addition to the resident population, a substantial military Garrison is based in Warminster. Rail communications are provided by mainline station, which has frequent services to London (Waterloo) and Bristol. Warminster is positioned on the A36/A350 intercept, which links to the A303 and South Coast and M4 to the north. Salisbury (22 miles), Bath (18 miles), Bristol (31 miles).

SITUATION

Crusader Park is located on the western edge of the town of Warminster, approximately 3/4 of a mile from the junction of the A36 Bristol to Southampton trunk route and the A350, which links Poole to the M4.

Crusader Park is a modern trading estate, where occupiers include Sydenhams Building Supplies, Webbs Motor Caravans, Jaymart, Hussey Seatway and Nutwell Logistics.

Aspect House is located at the entrance to the Crusader Park development. It forms part of a small development of three office units.

DESCRIPTION

The property comprises a detached three storey purpose built office building. It provides a range of individual offices. The accommodation has suspended ceilings with recessed Category II lighting, perimeter trunking for data and power. There are male and female cloakroom and kitchen facilities, fitted carpets and central heating.

The building is serviced by 11 car parking spaces.

ACCOMMODATION

Ground Floor

Reception, 3 Offices & WC **1005 sq ft** (93.36 sq m)

First Floor

3 Offices, Kitchen & WC **952 sq ft** (88.44 sq m)

Second Floor

2 Offices **596 sq ft** (55.37 sq m)

Total **2553 sq ft** **(237.17 sq m)**

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£26,500 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

Rateable Value: £19,500.*

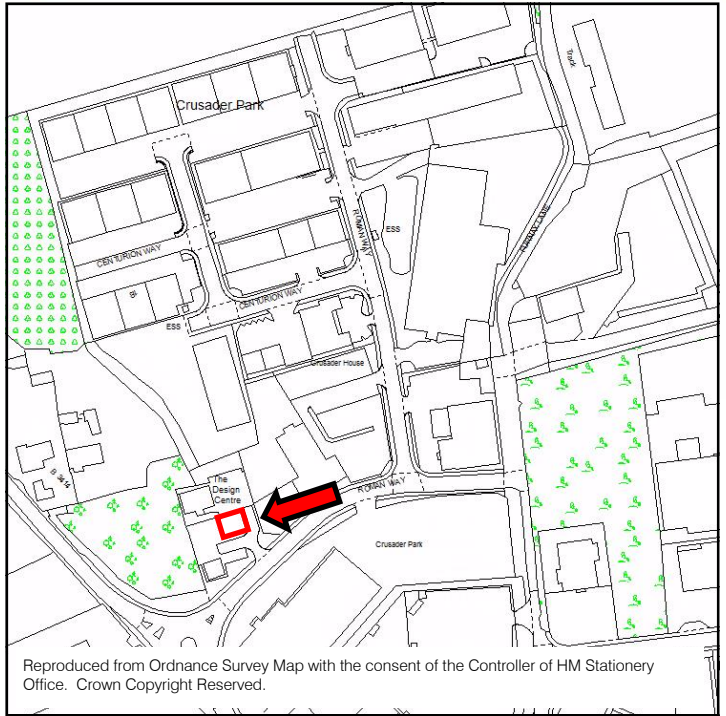
Rates payable for year ending 31/03/20: £9,574.50.

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

SERVICES

Mains electricity, gas, 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 Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 01225 776655.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18998

ENERGY PERFORMANCE



CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: www.leasingbusinesspremises.co.uk.

DISCLAIMER

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