

42-44 Chipper Lane, Salisbury, SP1 1BG

City Centre Offices

1,374 to 8,585 sq ft

(127.65 to 797.55 sq m)

To Let

**Up to 12 Months Rent Free,
Subject to Terms**



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 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

The property is situated on the corner of Chipper Lane and Endless Street, close to the Market Square, Bus Station and City Centre amenities.

Car parking is available close by in Salt Lane and the Market Square. There is a long stay car park a short distance away at the Central Car Park off of Avon Approach.

DESCRIPTION

42-44 Chipper Lane is a modern office building providing open plan accommodation on first and second floors. There is a secure ground floor entrance with security access control, which leads into the accommodation.

The offices are open plan fitted with suspended ceilings with Category II lighting, fitted carpets and either electric heating or air conditioning providing heating and cooling. Each suite is served by male and female cloakroom facilities and kitchenettes.

ACCOMMODATION

First Floor	2849 sq ft	(264.67 sq m)
First Floor Mezzanine	1375 sq ft	(127.74 sq m)
Second Floor	2987 sq ft	(277.49 sq m)
Second Floor Mezzanine	1374 sq ft	(127.64 sq m)
Total	8585 sq ft	(797.55 sq m)

LEASE TERMS

A new full repairing and insuring lease(s) 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 building. Lessee to pay lessor's proper legal costs in connection with the transaction.

RENT

First Floor	-	£32,750 per annum exclusive.
First Floor Mezzanine	-	£15,750 per annum exclusive.
Second Floor	-	£34,250 per annum exclusive.
Second Floor Mezzanine	-	£15,750 per annum exclusive.

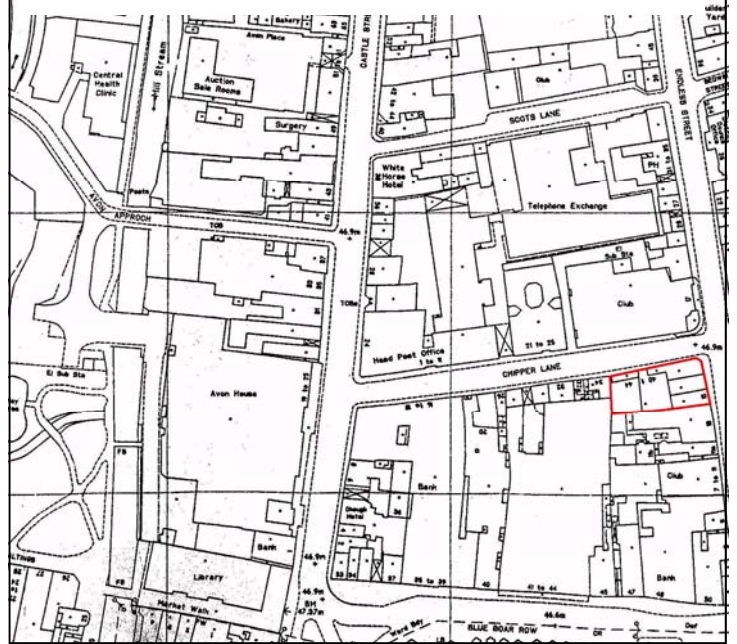
RENT FREE PERIOD

A rent free period of up to 12 months is available, subject to a minimum 5 year term and tenant financial status. More details upon request.

VAT

Rent exclusive of VAT (if applied).

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BUSINESS RATES

To be assessed.*

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

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 Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 01722 434327.

VIEWING

Strictly by appointment only.

Ref: DS/JW/16073

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.lettingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

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ENERGY PERFORMANCE

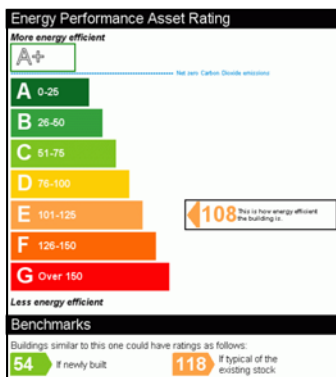
FIRST FLOOR



FIRST FLOOR MEZZANINE



SECOND FLOOR



SECOND FLOOR MEZZANINE

