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New Storage Units

**TO LET**

**Ham Cross, Chilmark Estates, Chilmark, SP3 5DU**

### New storage units

- Units from 550 sq. ft. - 3000 sq. ft.
- Flexible lease terms
- A303 4.5 miles
- Suite both commercial and private users

Rent from £300 per calendar month plus VAT

## Location

Chilmark Estates is situated just south of the village of Chilmark and some 3 miles north east of Tisbury, 12 miles north east of Shaftesbury and some 12 miles west of Salisbury. Tisbury offers a range of local amenities plus a mainline station to London and Exeter. From Wilton take the A30 Shaftesbury road) and within approximately 3 miles turn right on to the B3089 at Barnford St Martin. Continue some 4 miles passing through the village of Dinton and then turn left towards Chicks Grove. After approximately 1.5 miles (at the bottom of a dip) the development can be found on the right hand side.

## Description

The premises comprise the first phase of the development of the southern end of Chilmark Estates' site which provides five small storage units. The units have concrete floors, together with profile steel elevations with concrete plinth under a pitched roof. Each unit has its own roller shutter door with integral personnel door. There is a communal WC/washroom block on the site. The second phase of the scheme comprises a similar terrace capable of accommodating requirements from 550 sq ft up to 3,200 sq ft (approx.)

## Accommodation

Approx. Gross Internal Areas	Sq. m.	Sq. ft.
Phase 1 Five units each of	51	550
Phase 2 New units	51-297	550-3200

## Features

- Minimum eaves 5.1m (16ft. 9in)
- Loading doors 3.5m (w) x 3.6m (h)
- Two single phase double power sockets to each unit
- LED lighting (including to loading bay)

## Lease

The units are available on new tenancy agreements for initial 12 month term (contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 part ii).

## Rent

From £300 per calendar month plus VAT.

## Rent Deposit

A rent deposit of £500 will be held by the landlord for the duration of the term.

## Service Charge

£30 plus VAT per month to cover maintenance of the common areas of the development including the WC block, landscaping, water and electricity (to the WC block) and the private drainage system.

## Arrangement Fee

Upon receipt of an arrangement fee of £350 plus VAT, the landlord will prepare a standard lease which will be issued to the tenant for signature. Please note that this sum is non-refundable.

## Business Rates

The units will need to be assessed for business rates following practical completion, however it is envisaged that the rateable values will fall well below the current £12,000 threshold and eligible tenants will be able to take advantage of the 100% small business rate relief which is currently available. In these circumstances no rates will therefore be payable.

## Energy Performance Certificate

Not applicable (storage units only = 'low energy demand')

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## Services

A landlord's supply will provide electricity to each unit which will be sub-metered. Drainage (to the WC block) is to a private system. Superfast broadband is available via Wessex Internet, if required. The services mentioned in these particulars have not been tested.

## Planning

Prospective tenants must satisfy themselves as to the permitted planning uses of the property.

## Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that 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 website [www.commercialleasescodeew.co.uk](http://www.commercialleasescodeew.co.uk).

## References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

## Viewing

Strictly by appointment with:-

Robert Clark

Greenslade Taylor Hunt

22 Princes Street, Yeovil, Somerset, BA20 1EQ

Telephone: 01935 423474

Email: [robert.clark@gth.net](mailto:robert.clark@gth.net)



### Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.