



**To Let**

Refurbished City Centre Offices

# WARNER HOUSE

SALISBURY

Superb open plan office accommodation centred around a central garden feature and arranged over lower ground, ground, first and second floors.

**From 501 sq ft to 34,294 sq ft**  
(47 sq m to 3,185 sq m)

Warner House, 123 Castle Street, Salisbury, SP1 3TB





A36  
Ring Road

A36  
Ring Road

Castle Street

River Avon

Retail Area

Market  
Square

River Avon

Salisbury  
Cathedral





Warner House is an impressive modern office building located on a prominent corner of one of the main roads into the city.

Upon entering the building you can't help but be impressed by the spectacular entrance and reception- complete with a full serviced café and shared meeting space, making it an ideal environment for meeting clients or simply to use as a break-out area.

The offices are arranged over three floors and located around a central courtyard which has been completely re-landscaped. To the West of the building there is a communal outside space where staff can sit and relax next to the river.

Warner House concept is designed for like-minded companies who can work together in an environment of creativity and cooperation to the benefit of all.

WARNER HOUSE  
SALISBURY



Salisbury and South Wiltshire is a place where you, your employees and your business can really thrive.

You will be surrounded by leading companies of all sizes and from a range of business sectors.



## 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 mainline 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)*

WARNER HOUSE  
SALISBURY







The area offers excellent communications and benefits from some of the finest countryside in the country.

There is a choice of city or village living, excellent schools and an impressive range of leisure activities.

## Situation

Warner House is within walking distance of the Market Square and the City's wide range of shops, restaurants and cafes. It is situated alongside the City's Central Car Park offering 1,500 spaces and within walking distance of the mainline railway station. The City is served by five Park and Ride sites, offering commuters and workers easy edge of town parking with a regular bus service to the City Centre.

WARNER HOUSE  
SALISBURY





A better educated workforce and a higher standard of living provides Salisbury-based companies with highly-skilled employees who are better-abled to compete in the UK marketplace.

## Description

Warner House has undergone a major refurbishment and offers high quality open plan office accommodation arranged over lower ground, ground, first and second floors.

A feature entrance reception with a coffee shop and twin lifts will provide easy access to each floor and the office suites have the benefit of excellent natural light. Occupiers benefit from the use of shared meeting rooms and a landscaped courtyard garden. The interior benefits from LED lighting and air conditioning, together with recessed floor trunking for data, communications and power distribution. Each floor is served by high quality WCs.

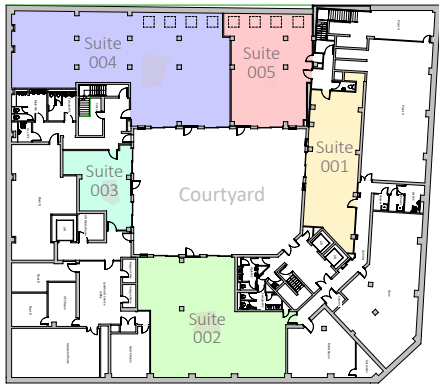
The accommodation is available to let on a floor-by-floor basis as well as individual smaller suites

## 360° Photos

WARNER HOUSE  
SALISBURY

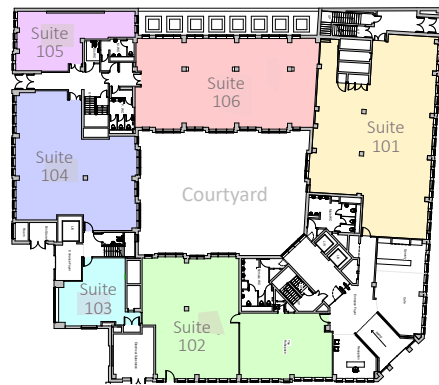


# Accommodation



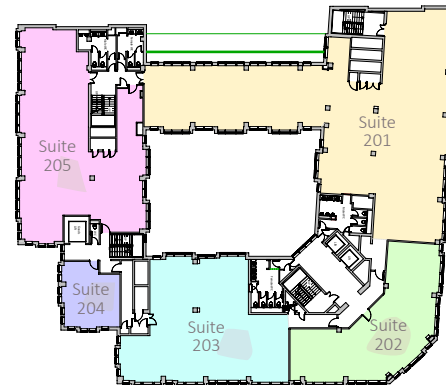
## Lower Ground Floor

Suite 001	1,064 sq ft	99 sq m
Suite 002	1,986 sq ft	184 sq m
Suite 003	547 sq ft	51 sq m
Suite 004	2,764 sq ft	257 sq m
Suite 005	1,274 sq ft	118 sq m
<b>Sub-Total</b>	<b>7,635 sq ft</b>	<b>709 sq m</b>



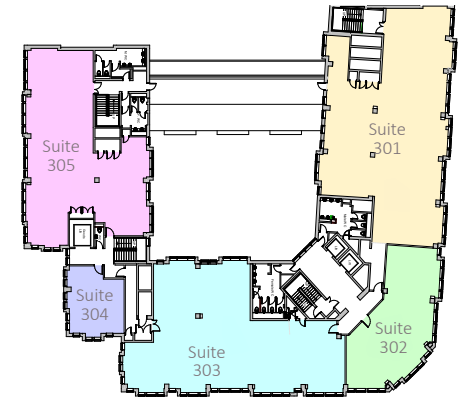
## Ground Floor

Suite 101	5,295 sq ft	492 sq m
Suite 102	1,543 sq ft	143 sq m
Suite 103	573 sq ft	53 sq m
Suite 104	1,843 sq ft	171 sq m
Suite 105	680 sq ft	63 sq m
<b>Sub-Total</b>	<b>9,934 sq ft</b>	<b>922 sq m</b>



## First Floor

Suite 201	4,712 sq ft	438 sq m
Suite 202	1,621 sq ft	151 sq m
Suite 203	2,241 sq ft	208 sq m
Suite 204	488 sq ft	45 sq m
Suite 205	2,606 sq ft	242 sq m
<b>Sub-Total</b>	<b>11,668 sq ft</b>	<b>1,084 sq m</b>



## Second Floor

Suite 301	3,195 sq ft	297 sq m
Suite 302	1,333 sq ft	124 sq m
Suite 303	2,761 sq ft	257 sq m
Suite 304	501 sq ft	47 sq m
Suite 305	2,415 sq ft	224 sq m
<b>Sub-Total</b>	<b>10,205 sq ft</b>	<b>949 sq m</b>

Plans are not to scale and are for indicative purposes only. The above IPMS3 floor areas have been measured in accordance with RICS Property Measurement (2<sup>nd</sup> Edition).





● **Drive times** from Warner House

Andover:	34 minutes
Southampton Airport:	39 minutes
Southampton:	44 minutes
Winchester:	46 minutes
Basingstoke:	54 minutes
Portsmouth:	55 minutes
Central London:	120 minutes

● **Train journey times** from Salisbury Central Station

Andover:	18 minutes
Southampton Airport:	49 minutes
Southampton:	29 minutes
Winchester:	57 minutes
Basingstoke:	34 minutes
Portsmouth:	75 minutes
Central London:	90 minutes

Drive times are taken from the AA Route Planner. Train journey times are taken from National Rail Enquiries and are entirely dependent on travel times and engineering works.



**WARNER HOUSE**  
SALISBURY

**Misrepresentation Act 1985**

Americot and 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 Americot and Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 09/2018.

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

● **Parking**

Visitors parking is provided on site.

● **Lease Terms**

New proportional full repairing and insuring leases for terms to be agreed, subject to periodic upward only rent reviews.

● **Service Charge**

A service charge will be payable for the maintenance of the building and shared services.

● **VAT**

Rent exclusive of VAT (if applied).

See attached schedule of rents and availability.

● **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.

● **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 434 327**

● **Energy Performance Certificate**

EPC Rating:  
B - 39

● **Viewing**

Strictly by appointment through the joint sole agents:

**Dean Speer**

**James Edwards**

deanspeer@myddeltonmajor.co.uk

james.edwards@goadsby.com





# Availability Schedule

WARNER HOUSE, 123 CASTLE STREET, SALISBURY, SP1 3TB

FLOOR	SUITE NO	SIZE SQ M	SIZE SQ FT	RENT PA EXCL.	RATEABLE VALUE	AVAILABILITY
Second Floor	301	297	3,195	£47,925	£38,750	Under Offer
	302	124	1,333	£19,995	To be reassessed	Under Offer
	303	-	-	-	-	LET
	304	47	501	£7,500	£6,100	Available
	305	224	2,415	£36,250	£29,250	Available
<b>SUB TOTAL</b>		<b>949</b>	<b>10,205</b>	<b>£153,085</b>		
First Floor	201	438	4,712	£70,500	£57,000	Available
	202	151	1,621	£24,350	£19,750	Available
	203	208	2,241	£33,600	£27,250	Available
	204	-	-	-	-	LET
	205	242	2,606	£39,000	£31,750	Available
<b>SUB TOTAL</b>		<b>1,084</b>	<b>11,668</b>	<b>£174,770</b>		
Ground Floor	101	492	5,295	£79,500	£38,500	Under Offer
	102	143	1,543	£23,200	£18,750	Available
	103	53	573	£8,600	£6,900	Under Offer
	104	-	-	-	-	LET
	105	-	-	-	-	LET
Lower Ground Floor	1	99	1,064	£15,500	£9,700	Available
	2	184	1,986	£27,500	£18,000	Available
	3	-	-	-	-	LET
	4	257	2,764	£35,900	£36,750	Available
	5	118	1,274	£18,500	(Suites 4 & 5)	Available
	Filing Room	108	1,171	£5,850	£6,700	Available

## Contact



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### November 2020

Schedule to read in conjunction with the marketing schedule. Rents are exclusive of VAT, Business rates and Service Charge

The above IPMS3 floor areas have been measured in accordance with RICS Property Measurement (2<sup>nd</sup> Edition).

Subject to Contract. Please call for current availability. Rateable values effective from 27.09.19

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

WARNER HOUSE  
SALISBURY





WARNER HOUSE  
S A L I S B U R Y



### Warner House, 123 Castle Street, Salisbury, SP1 3TB — Availability Schedule

Floor	Suite No.	Size (sq ft)	Size (sq m)	Rateable Value	Rates Payable for Year Ending 31/01/21	Rent £/pa
2F	301	3195	297	£38,750	£19,336.25	Under Offer
	302	1333	124	To be Assessed	To be Assessed	£19,995
	303	2761	257	Let		
	304	501	47	£6,100	£3,043.90	£7,500
	305	2415	224	£29,250	£14,595.75	£36,250
<b>Sub-Total</b>		<b>10,120</b>	<b>941</b>	-	-	-
1F	201	4712	438	£57,000	£29,184	£70,500
	202	1621	151	£19,750	£9,855.25	£24,350
	203	2241	208	£27,250	£13,597.75	£33,600
	204	488	45	£5,900	£2,944.10	Under Offer
	205	2606	242	£31,750	£15,843.25	£39,000
<b>Sub-Total</b>		<b>11,668</b>	<b>1084</b>	-	-	-
GF	101	5295	492	£38,500	£19,211.50	Under Offer
	102	1543	143	£18,750	£9,356.25	£23,200
	103	573	53	£6,900	£3,443.10	Under Offer
	104	1843	171	Let		
	105	680	63	Let		
<b>Sub-Total</b>		<b>9934</b>	<b>923</b>	-	-	-
LGF	001	1064	99	£9,700	£4,840.30	£15,500
	002	1986	184	£18,000	£8,982	£27,500
	003	547	51	Let		
	004	2764	257	To be Assessed	To be Assessed	£35,900
	005	1274	118	To be Assessed	To be Assessed	£18,500
	Filing Room	1171	108	To be Assessed	To be Assessed	£5,850
<b>Sub-Total</b>		<b>8806</b>	<b>817</b>			
<b>Overall Total</b>		<b>40,528</b>	<b>3765</b>			

- Schedule to be read in conjunction with the marketing brochure.
- Rents are exclusive of VAT and Business Rates (to be assessed).
- There is a service charge payable for the maintenance and upkeep of the common areas of the building.