



UNIT 33 GLENMORE BUSINESS PARK

High quality business unit with mezzanine.
904 sq ft (84.0 sq m).

- | Mezzanine office
- | Central heating
- | Parking

SALISBURY, SP2 7GL

£7,500 PA

**WOOLLEY
& WALLIS**

Location

Glenmore Business Park is an established modern development of industrial/warehouse units situated off Telford Road on Churchfields Industrial Estate. Created in the 1960s, Churchfields remains the City's most established employment area located on the western outskirts of the City within a short distance of the mainline railway station and the City's Ring Road.

Description

The premises form part of a terrace of similar units of portal frame construction with part brick and part profile steel clad elevations under a pitched roof. The unit provides ground floor workshop/warehouse accommodation with disabled WC and kitchenette area. The first floor mezzanine which spans the rear part of the unit is carpeted with perimeter power points and is currently used as office accommodation. A gas fired boiler provides central heating to the unit via radiators on the ground floor and there is spotlighting to ground and mezzanine levels. There is parking to the front of the unit.

Accommodation

Approximate Gross Internal Areas

	m ²	ft ²
Ground floor	58.5	630
Mezzanine	25.5	274
Total	84.0	904

Features

- | Minimum eaves 5.5 m (18 ft)
- | Loading door 3.0 m (w) by 2.7 m (h)
- | Disabled WC and kitchenette facility
- | Gas central heating
- | Spotlighting
- | Height to u/s of mezzanine 2.9 m (9'6")

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£7,500 per annum

Rent is exclusive of VAT (if applicable), business rates (if applicable), buildings insurance, service charge and all other outgoings.

Business Rates

Rateable Value £5,600

The small business rate multiplier for the year 2018/19 is 48.0 p in the £. However, where the rateable value is

£12,000 or less, eligible ratepayers will receive 100% small business rate relief and therefore no rates will be payable.

Services

We understand that all mains services are connected to the property.

Caution

Woolley and Wallis Commercial have not tested the services mentioned in these particulars.

Planning

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

Legal Costs

Both parties reasonable legal costs are to be borne by the ingoing tenant.

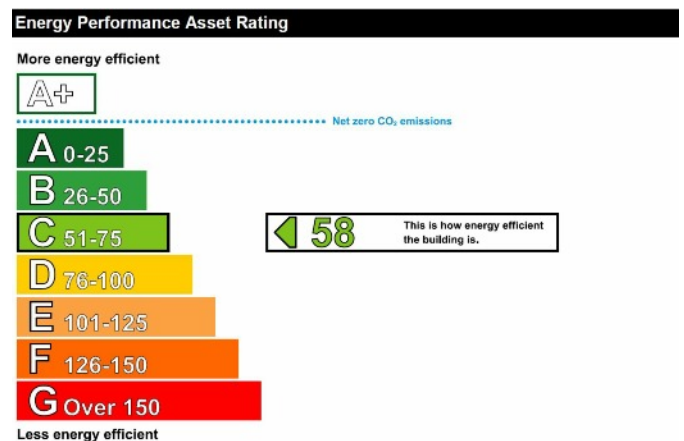
Code of Practice

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.commercialleasecodeew.co.uk.

References

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

Energy Performance Certificate



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in January 2019..

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