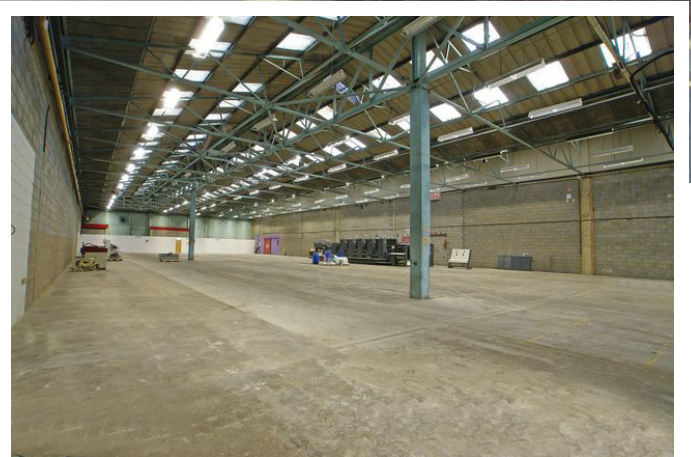


To Let

Unit 2B, Minton Distribution Park, Amesbury SP4 7RT

22,956 sq ft (2,132.7 sq m)



- Warehouse/distribution unit
- Refurbished open plan offices
- 4 dock level loading bays
- Excellent car and lorry parking

Savills Bristol
Embassy House, Queens Ave
Bristol BS8 1SB

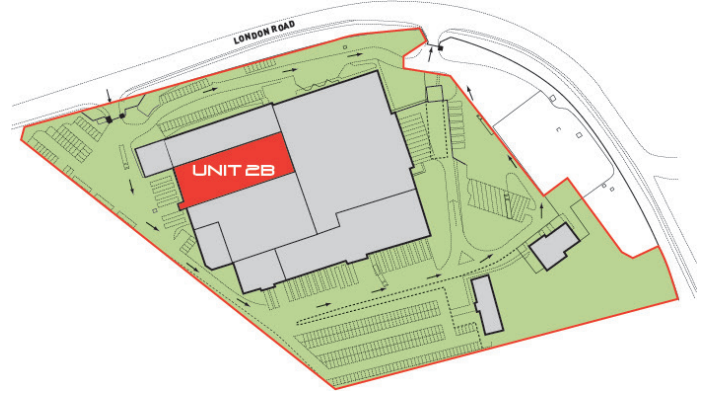
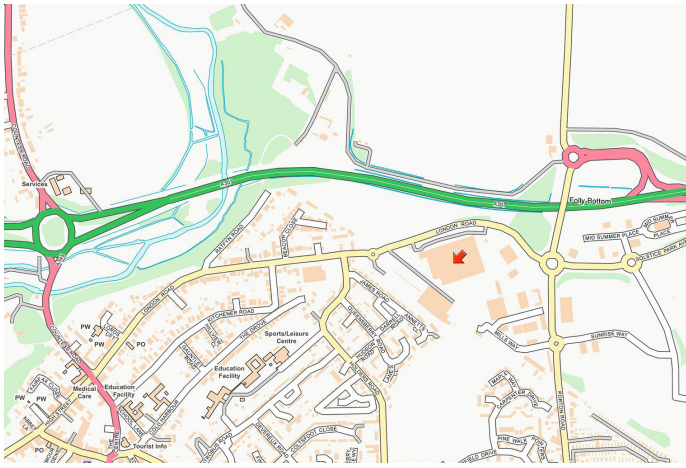
+44 (0) 117 910 2200

savills.co.uk

Savills Southampton
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

savills



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd.
NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Location

Minton Distribution Park is located within the market town of Amesbury in Wiltshire. The estate is located adjacent to the A303, a main arterial route running through the south-west. The A303 links regionally significant south-west towns and cities with the wider south-east region through the M3, located approximately 27 miles to the east. Located to the northern edge of Amesbury, the estate is accessed from London Road, leading directly from the A303. A strong retail and commercial presence surrounds Minton Distribution Park with national occupiers immediately surrounding the site in the form of Tesco, Lidl and the nearby Solstice Park Development incorporating Home Bargains, Costa Coffee, Pizza Hut, Holiday Inn and KFC.

Transport Links

Bristol	58 miles to the north-west via the A36
Swindon	33 miles to the north via the A338
Reading	51 miles to the north-east via the A303/M3
Southampton	41 miles to the south-east via the A303/A34

Description

The unit is of concrete frame construction, benefits from extensive roof light panels and a minimum eaves height of 6.5 metres. The unit also benefits from refurbished, open plan office accommodation. Four dock level loading bays (2.88m Height x 2.40m Width) are situated to the front of the unit, providing access onto the external loading/circulation area incorporating extensive car and lorry parking.

Accommodation

	Sq Ft	Sq M
Ground Floor Warehouse	20,001	1,858.2
First Floor Office	2,955	274.5
Total GIA (approx.)	22,956	2,132.7

Rent

Upon application.

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Planning

We anticipate that the property benefits from B8 (Storage and Distribution) planning consent. However, the property may also be suitable for B1 (Light Industrial) and B2 (General Industrial) Use. Interested parties are advised to make their own enquiries with the local authority.

Services

The property benefits from gas heating, 3 phase electric, mains water and drainage.

Rateable Value

The current rateable value is £42,500. Interested parties are advised to make their own enquiries with the VOA.

EPC

The property has the following EPC rating: C57.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.

Viewing & Further Information

Strictly by prior arrangement only with the joint agents:

Rob Cleaves
+44 (0) 117 910 2227
rcleaves@savills.com

Martin Hastelow
+44 (0) 23 8071 3989
mhastelow@savills.com

Dean Speer
+44 (0) 1722 337 577
deanspeer@myddeltonmajor.co.uk



Important Notice

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | May 2018

