

**Ground Floor, Unit 1,  
London Road Office Park,  
London Road, Salisbury, SP1 3HP**

Prime Office Suite

2567 sq ft

(238.47 sq m)

**To Let**



## 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).

Local amenities include Parkwood Health & Fitness Club with gym and swimming pool, Busy Bees Day Nursery, Hampton Inn Restaurant and Premier Inn hotel, M&S Simply Food convenience store.

## SITUATION

London Road Office Park combines a contemporary design and the latest specification, together with a great location. The park is situated on the eastern edge of this Historic City with excellent access to the City's Ring Road, the A36 Southampton to Bristol Trunk Road and the A303/M3 to London.

## DESCRIPTION

London Road Office Park is a premier office development, providing high quality office accommodation to the latest specification. Comprising a total of 3 buildings with dedicated on site car parking, the accommodation benefits from the following features:-

- Raised access floors.
- Heating and comfort cooling VRF systems.
- Suspended ceiling with recessed PIR controlled L2G lighting.
- 8 person passenger lifts.
- Male, female and disabled WC provision.
- High quality internal finishes.
- Allocated on site car parking.

Other occupiers in the development include NFU Mutual, Quilter, Handelsbanken and Trethowans Solicitors.

The premises comprises a ground floor office suite providing open plan office accommodation with direct access from secure entrance with security access controls.

## ACCOMMODATION

Ground Floor Suite                      **2567 sq ft**                      (238.47 sq m)

## LEASE TERMS

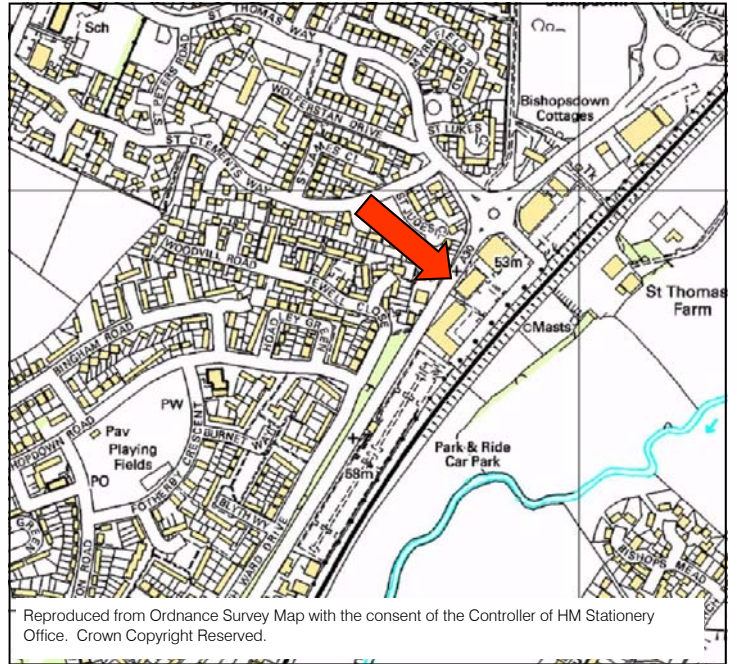
A new proportional full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. The lessee will be responsible for a service charge towards the upkeep and maintenance of the common areas of the development.

## RENT

**£40,250 per annum exclusive.**

## VAT

VAT is payable on the rent.



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## BUSINESS RATES

Rateable Value: £22,500.\*

Rates payable for the year ending 31/03/22: £11,227.50.

\*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.

## ENERGY PERFORMANCE

The property has an EPC rating of B47.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/15832

## CODE FOR LEASING BUSINESS PREMISES

As an RICS Regulated firm we adhere to the Code for Leasing Business Premises, which 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 through the RICS web-site, [www.rics.org](http://www.rics.org).

## DISCLAIMER

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