

Available
February 2020



UNIT 12 ASHFIELD TRADING ESTATE ASHFIELD ROAD

Industrial/warehouse unit.
2,393 sq ft (222.3 sq m).

- | Popular Estate
- | New Lease
- | Parking

SALISBURY, SP2 7HL

£13,500 PA

WOOLLEY
& WALLIS

Location

Ashfield Trading Estate is conveniently situated off the A36 Wilton Road just north of Churchfields Industrial Estate and within approximately 0.5 mile of Salisbury City centre.

Description

The premises comprise an end of terrace workshop/warehouse unit with part brick/block and part profile steel clad elevations and roof. Internally the premises comprise clearspan workshop/storage space incorporating a small office section which includes lobby, WCs and two offices. Four parking spaces are allocated to the property.

Accommodation

Approximate Gross Internal Areas

	m ²	ft ²
Workshop/warehouse	174.0	1,873
Office section (Inc. Wcs)	48.3	520
Total	222.3	2,393

Features

- | Minimum eaves approx 3.4m (11' 2")
- | Fluorescent lighting
- | Sectional up and over loading door 3.0m x 3.0m
- | 3-phase electricity
- | 2 WCs

Lease

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

Rent

£13,500 per annum

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

Business Rates

Rateable Value £12,000

The small business rate multiplier for the year 2019/20 is 49.1 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 mains electricity, water and drainage 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 October 2019.

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