

**Unit B, Telford Road,
Churchfields Industrial Estate,
Salisbury, SP2 7PH**

Industrial/Warehouse Unit

4283 sq ft

(397.89 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).

SITUATION

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station. The Estate was created in the 1960s and remains the City's most established commercial employment area. The Estate houses many corporate occupiers such as British Telecom, Wessex Water, Scats and Hiflex.

There is a strong representation from trade/retail occupiers such as Plumb Center, Builder Center, Magnet, Speedy Tool Hire, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

DESCRIPTION

Unit B comprises a mid terrace factory/warehouse unit of steel portal frame construction with brick and blockwork elevations and profile steel cladding to walls and roof. The unit has an up and over loading door. It is currently fitted out with a trade counter area with suspended ceiling with recessed lighting and adjoining manager's office, WC and kitchenette facilities. There is allocated parking to the front of the unit.

ACCOMMODATION

Ground Floor **4283 sq ft** (397.89 sq m)

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge for the maintenance and upkeep of the common areas of the development.

RENT

£32,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £19,000.*

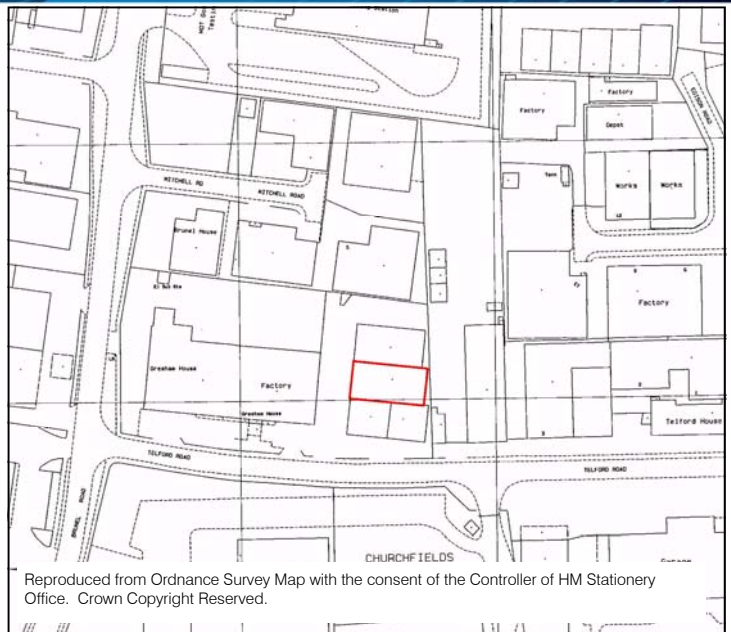
Rates Payable for year ending 31/03/21: £9,481.

*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

SERVICES

Mains electricity (3 phase), gas, 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 D96.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17540-b

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.

DISCLAIMER

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