

**Unit 18, Glenmore Business Park,
Telford Road,
Churchfields Industrial Estate,
Salisbury, SP2 7GL**

Office/Business Unit

1707 sq ft

(158.58 sq m)

For Sale or 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. There is a high percentage of trade/retail occupiers such as Plumb Center, Jewsons, Magnet, Speedy Tool Hire, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

DESCRIPTION

The premises comprise an end of terrace business/office unit. The unit is of steel frame construction with insulated profile steel cladding to walls and roof and cavity brick and blockwork elevations.

The building has been fitted out to a good standard to provide ground and first floor office accommodation. There are a mixture of open plan and cellular offices.

The offices have Category II lighting, electric heating, air conditioning, fitted carpets, male and female WC's and kitchenette.

ACCOMMODATION

Ground Floor	845 sq ft	(78.50 sq m)
First Floor	862 sq ft	(80.08 sq m)
Total	1707 sq ft	(158.58 sq m)

TENURE

Freehold or New Lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Park.

PRICE

£189,500.

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

RENT

£16,500 per annum exclusive.

VAT

VAT is payable on the price/rent.

BUSINESS RATES

Rateable Value: £9,300.*

Rates payable for year ending 31/03/20: £4,566.30.**

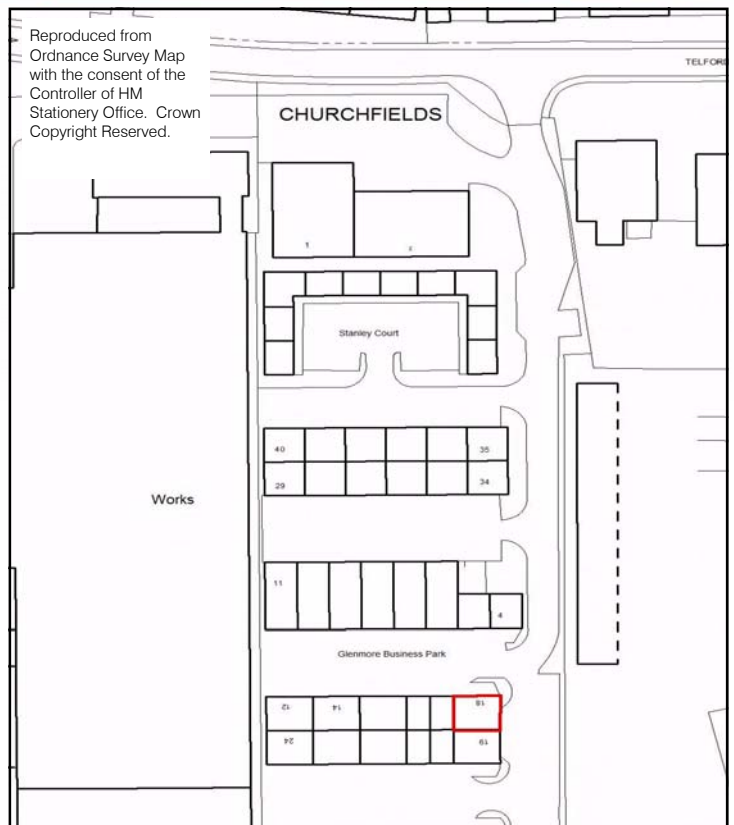
*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

**This property may qualify for Small Business Rates Relief*.

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.

MONEY LAUNDERING REGULATIONS

Purchasers will be required to provide identity information so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14149-18

ENERGY PERFORMANCE

