



Symonds
& Sampson

Chalke House & Wylve House Station Road, Codford,

Warminster, Wiltshire, BA12 0JX

A suite of offices set in a rural location but close to good road links.

£48,000 Per Annum

Chalke House & Wylve House

Station Road
Codford
Warminster
Wiltshire BA12 0JX

 6275.00 sq ft

- A suite of offices set in a rural location but close to good road links
 - Modern building (early 2,000's)
 - 603sqm net internal (gov.uk)
 - Mainly open plan offices
 - Flexible space with two staircases
 - Forecourt parking for around 20 cars
 - Available to lease immediately
- Close to A36 Bristol – Southampton road
 - Flexible lease terms

Per Annum **£48,000** Per Annum

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A freehold, modern property, of 603 sqm net internal space (gov.uk) consisting largely of open plan offices. The space offers flexibility, with two staircases with category II style lighting, fitted carpets and air conditioning. Forecourt parking offers space for around 20 vehicles.

An option to split the property is available, please contact the agent for further details.

SITUATION

- Close to A36 Bristol – Southampton road
- Salisbury 15 miles
- Warminster 7 miles
- Trains at Warminster and Salisbury

What3words/// activates.tumble.tumblers

AGENTS NOTE

As of 25 April 2025

There is likely mobile network coverage inside the property and likely mobile coverage outside.

We are not aware of any planning applications in the postcode that affect the property.

The property is in flood zone 1

The neighbours at Ashton House have a right of access over the entrance and car park.

**The septic tank may not comply with current regulations and buyers should factor the cost to replace the system into their maximum bid.

SERVICES

Services:

Mains electricity and water. Private Drainage**

LOCAL AUTHORITY

Local Authority:

Wiltshire Council 0300 456 0114

Rateable value £57,000

VIEWINGS

Strictly by appointment only.

Finn Rawlings

frawlings@symondsandsampson.co.uk

01305 261008



CODE FOR LEASING BUSINESS PREMISES

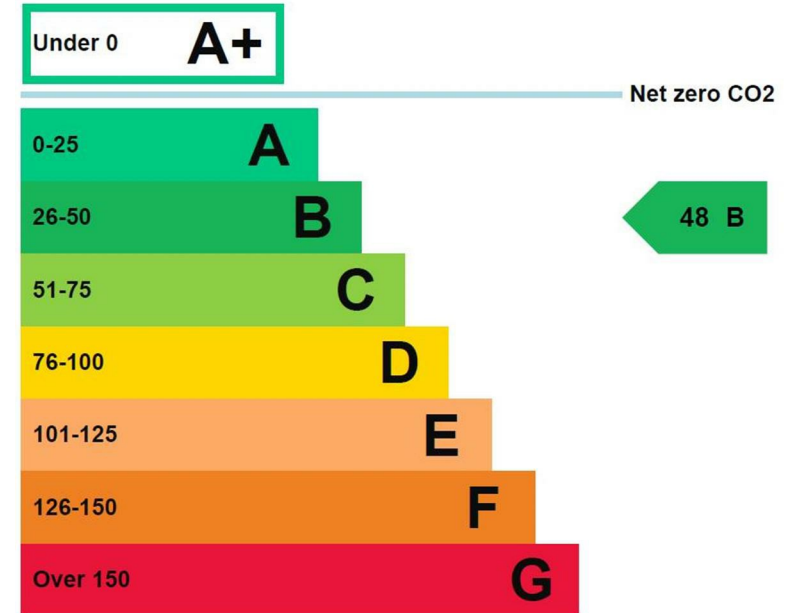
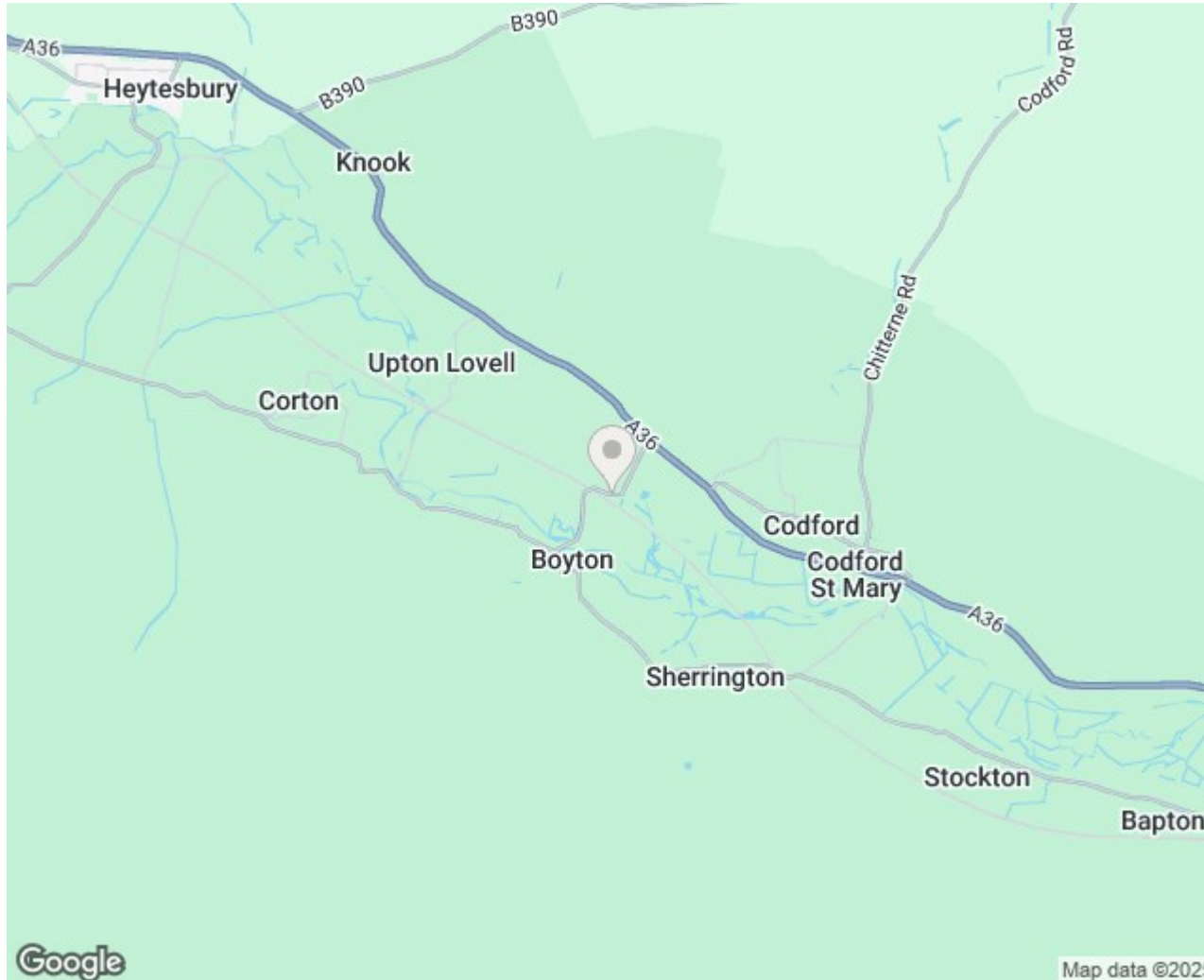
The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:- www.leasingbusinesspremises.co.uk.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

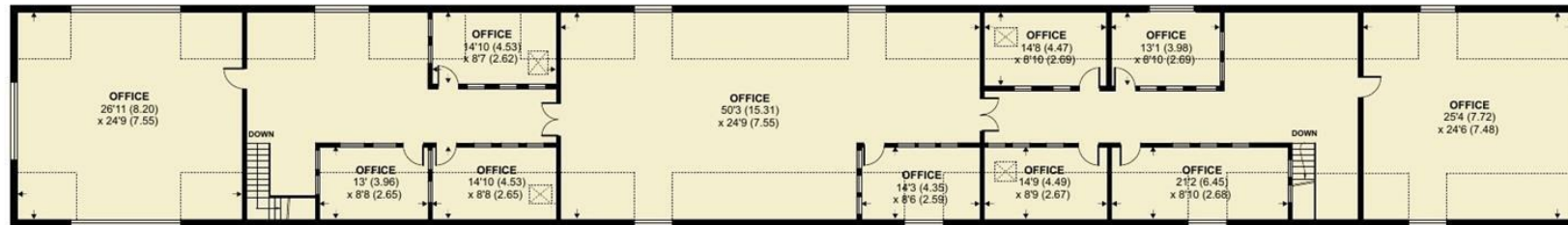
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

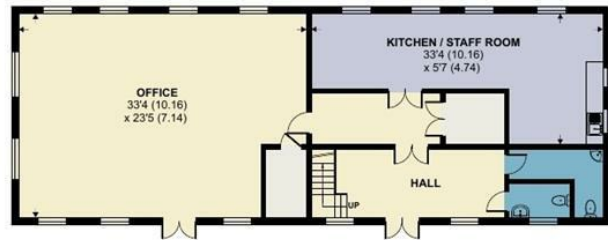


Station Road, Codford, Warminster

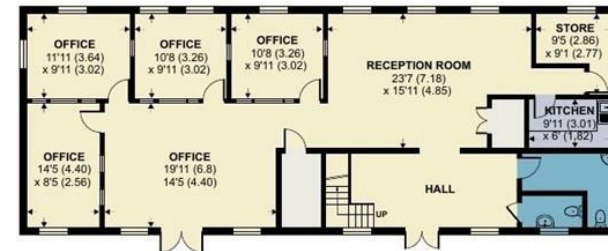
Approximate Area = 6275 sq ft / 582.9 sq m
 Limited Use Area (s) = 1617 sq ft / 150.2 sq m
 Total = 7892 sq ft / 733.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR 1



GROUND FLOOR 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Symonds & Sampson. REF: 1290797



FRR/23.12.2025



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