



TO LET

Modern Factory/Warehouse
3923 sq ft (364.45 sq m)

- Fitted Offices
- Minimum Eaves 5.5 m
- Allocated Parking
- Mezzanine Storage

The Woodford Centre, Old Sarum, Salisbury

Unit 7, The Woodford Centre, Lysander Way, Old Sarum Park, Old Sarum, Salisbury, SP4 6BU

LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

Old Sarum is located 1.5 miles approx. north of Salisbury City Centre, with easy access from the A345 Salisbury to Amesbury road, which links to the A303/M3 (7 miles approx.) to the north at Amesbury. The Woodford Centre forms part of Old Sarum Park, which has direct access from The Portway, which connects to the A345.

The Woodford Centre comprises a development of 8 modern high specification industrial/warehouse units built in 1989, situated immediately adjacent to Old Sarum Airfield.

ACCOMMODATION

Ground Floor

Factory/		
Warehouse	2727 sq ft	(253.30 sq m)
Office	540 sq ft	(50.20 sq m)

First Floor

Office	656 sq ft	(60.94 sq m)
Mezzanine	1138 sq ft	(105.72 sq m)
Total	5061 sq ft	(470.17 sq m)

Money Laundering Regulations Purchasers/Tenants 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.

DESCRIPTION

This high specification unit is constructed of steel portal frame with part cavity brick and block walls to 7' 9" (2.36 m) and insulated PVC coated steel walls and roof cladding, with full height roller shutter loading door and a minimum eaves height of 18 ft (5.5 m). There are fitted offices, which are fully decorated and carpeted, with skirting trunking system and gas fired central heating and air conditioning and mezzanine storage/production space. The unit has gas warm air heating. There are male & female WC's and kitchen.

Externally, the property benefits from a dedicated service/loading area, lorry space and 7 private car parking spaces in a landscaped brick paviour courtyard style setting.

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: 0300 456 0114.

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 payable towards the upkeep and maintenance of the common areas of the Business Centre.

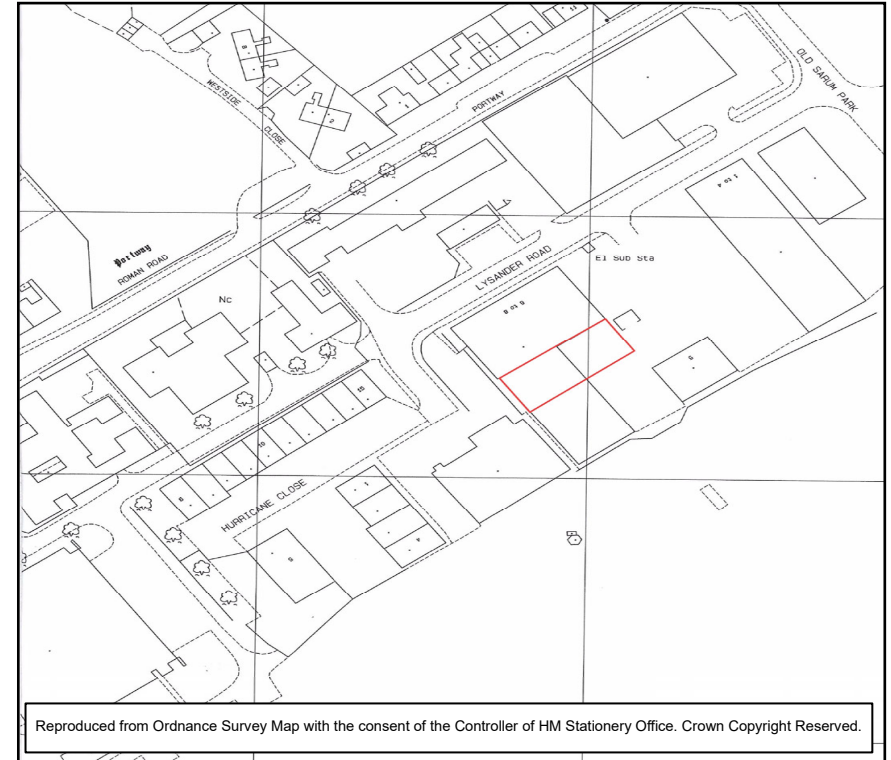
RENT

£37,500 per annum exclusive.

VAT

VAT is payable on the rent.

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.



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BUSINESS RATES

Rateable Value: £25,500.*

Rates payable for year ending 31/03/27: £11,016.

*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.

ENERGY PERFORMANCE

The property has an EPC rating of C62.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14404-7

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