

REVISED PRICE



FOR SALE OR TO LET

Business/Office Unit
5015 sq ft (465.91 sq m)

- Popular Established Business Park, North of Salisbury City Centre
- Modern Two Storey Business Unit
- Fitted Out as Offices to High Standard
- 14 Parking Spaces

The Woodford Centre, Salisbury

Unit 2, The Woodford Centre, Lysander Way, Old Sarum Park, Old Sarum, Salisbury, SP4 6EB



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 situated approximately 1.5 miles north of Salisbury alongside the A345 Salisbury to Amesbury Road. The A303 lies approximately 7 miles north at Amesbury.

DESCRIPTION

The property comprises a modern business unit with full height curtain wall glazing to the front elevation, with insulated profile steel cladding to the roof. The building has been fitted out to a high standard to provide ground and first floor office accommodation, mainly open plan. The offices have suspended ceilings with recessed Category II lighting, fitted carpets, central heating and air conditioning. There are high quality fitted kitchens and WC's on ground and first floor and a number of individual offices.

Outside the forecourt provides around 14 car parking spaces.

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.

PLANNING

Planning consent was granted for the development under Application Ref: S/1989/0757 to include B1 (light industrial) use, now Class E. Further details on request. 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.

ACCOMMODATION

Ground Floor	2350 sq ft	(218.13 sq m)
First Floor	2665 sq ft	(247.58 sq m)
Total	5015 sq ft	(465.91 sq m)

TENURE

Freehold or New Lease.

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

PRICE

£495,000.

LEASE TERMS

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

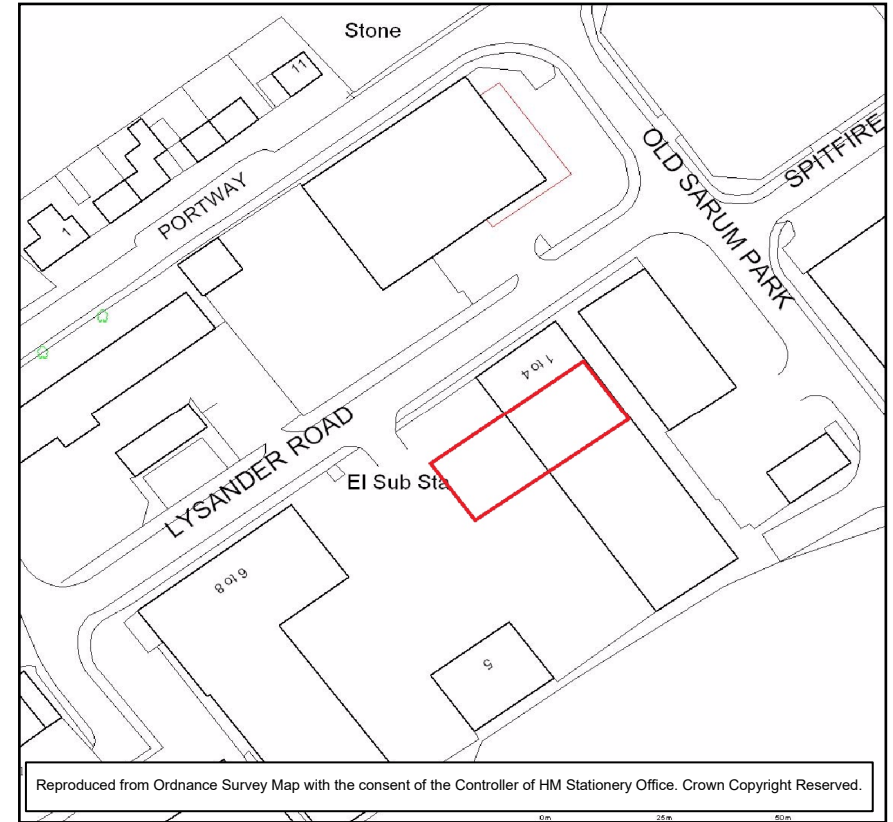
RENT

£50,000 per annum exclusive.

VAT

VAT is payable on the price/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.



BUSINESS RATES

Rateable Value: £34,250.*

Rates payable for year ending 31/03/27: £14,796.

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

SERVICES

Mains electricity, 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.

ENERGY PERFORMANCE

The property has an EPC rating of C70.

VIEWING

Strictly by appointment only.

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

Ref: DS/JW/14404-2