



SUITE 8 MANOR FARM BARNES, BURCOMBE

Modern open plan first floor office suite in an attractive, high quality stone barn conversion. 515 sq ft (47.81 sq m).

- | Convenient access to A30
- | Pleasant rural surroundings
- | Wilton 1.9 miles

SALISBURY, SP2 0EJ

TO LET

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& WALLIS**

Location

The village of Burcombe is situated approximately 1.5 miles to the west of Wilton off the A30 Shaftesbury Road and some 4.5 miles from Salisbury. There is a popular a farm shop/butchers at the entrance to the development and further amenities are available at nearby Wilton.

Description

The suite forms part of a high quality conversion of a former stone farm building providing self-contained suites over ground and first floors accessed off a central serviced core which has WCs on both floors, a kitchenette on the first floor and a shower room on the ground floor. There is on site parking for 2 vehicles and overflow parking nearby.

Accommodation

| Approximate Net Internal Areas | m ² | ft ² |
|--------------------------------|----------------|-----------------|
| Suite 8 | 40.3 | 434 |

Features

- | Carpeting
- | Programmable slimline electric panel heaters
- | Power and data points.
- | Suspended CAT II light fittings
- | Veneered Oak doors with vision panels
- | Open plan space
- | Open to the eaves with exposed timber trusses

Lease

The premises are available on an internal repairing and insuring lease for a term to be agreed.

Rent

£6,250 per annum plus VAT.

Rent is exclusive of business rates (if applicable), buildings insurance, service charge and all other outgoings.

Service Charge

Currently in the region of £560 per annum (exclusive of any VAT) covering buildings insurance, cleaning of the common areas, general maintenance of the property and common external areas, septic tank maintenance, communal water charges and communal electricity charges.

Business Rates

Rateable Value: tbc (following separate assessment)

The Small Business (Non-RHL) Multiplier for the year 2026/27 is 43.2 p in the £. Where the Rateable Value of the property is less than £12,000, eligible rate payers will be

entitled to Small Business Rate Relief (currently 100%) meaning that no business rates will be payable.

Services

We understand that mains electricity and water are connected to the property, drainage is by way of a septic tank.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website

www.commercialleasecode.co.uk

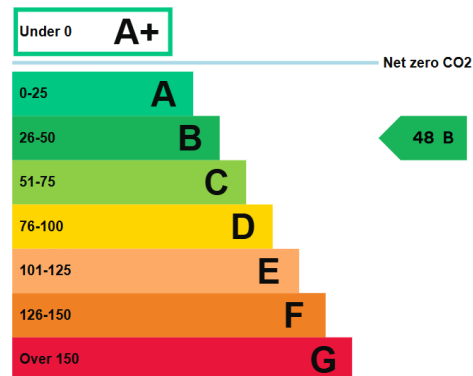
References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate

Energy rating and score

This property's energy rating is B.



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333).

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in February 2026.

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