

TO LET

Industrial/Warehouse Unit
2225 sq ft (206.70 sq m)

- Loading Door
- 6.3 metres Eaves (20 ft 9")
- Allocated Parking
- 3 Phase Electricity
- WC Facilities

Harnham Trading Estate, Salisbury

Unit 22, Harnham Trading Estate, Netherhampton Road, Salisbury, SP2 8NW

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.

Harnham Trading Estate is a well established industrial/warehouse development, located at Netherhampton Road (B3094), linking with the A36 on the South West side of Salisbury.

DESCRIPTION

A modern industrial/warehouse unit of steel frame construction with profile steel cladding to walls and roof and part brick and blockwork elevations.

The unit is served by a sliding shutter loading door and has WC facilities.

PLANNING

The property has planning consent for light industrial and warehouse use with hours of operation between 7.00 am to 9.00 pm Mondays to Fridays and 7.00 am to 1.00 pm on Saturdays. 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.

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.

ACCOMMODATION

Workshop/
Warehouse **2225 sq ft** (206.70 sq m)

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

£22,250 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £15,750.*

Rates payable for year ending 31/03/27: £6,804.

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

SERVICES

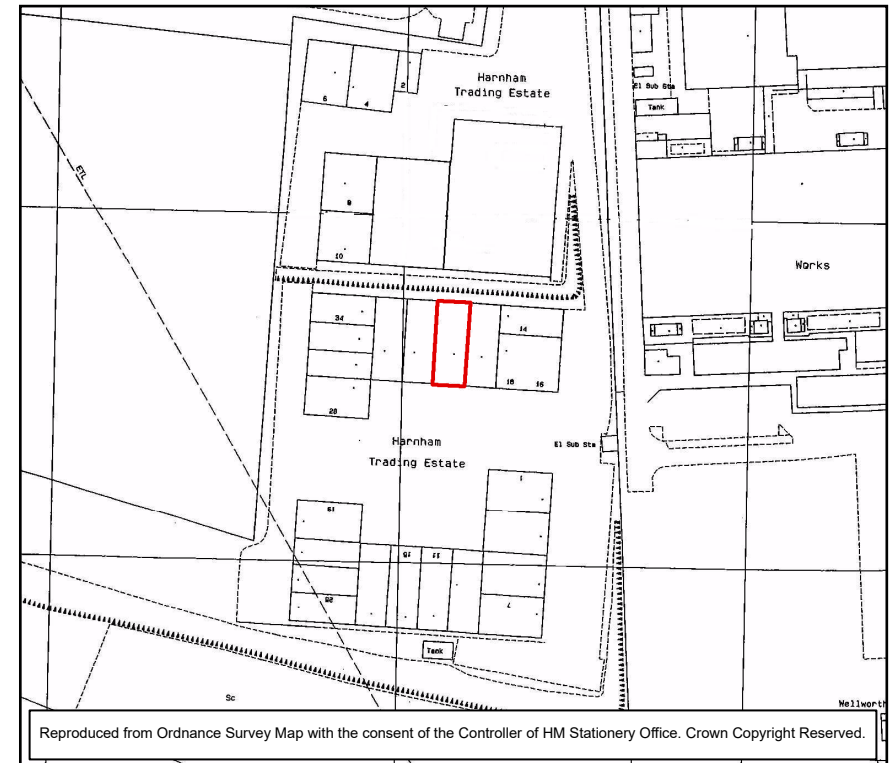
Mains electricity (3 phase), water and drainage available.

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 D96.

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.



VIEWING

Strictly by appointment only.

Ref: DS/JW/10190-22

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.