



FOR SALE

Factory/Warehouse Unit
1579 sq ft (146.69 sq m)

- Established Business Centre on City's Main Industrial Estate
- Mid Terrace Unit
- Minimum Eaves Height 5.2 m
- First Floor Office
- Mezzanine Storage
- On Site Parking

Norton Enterprise Park, Salisbury

Unit 3, Norton Enterprise Park, Whittle Road, Churchfields Industrial Estate, Salisbury, SP2 7YS



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.

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station.

The Estate was created in the 1960s and remains the City's most established commercial employment area. There is a high percentage of trade/retail occupiers such as Screwfix, Toolstation, Speedy Tool Hire, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

Norton Enterprise Park is situated along Whittle Road, which is accessed via Brunel Road, a principal service road onto the Estate.

DESCRIPTION

The unit forms part of Norton Enterprise Park, comprising 22 factory/warehouse units. The unit is of steel portal frame construction with cavity brick and blockwork elevations and profile steel cladding to walls and roof. The unit has a minimum eaves height of 5.2 m.

The unit has a fitted first floor office, ground floor cloakroom and kitchenette. A mezzanine floor has been constructed for additional storage. There is on site car parking.

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

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	807 sq ft	(74.97 sq m)
First Floor	368 sq ft	(34.19 sq m)
Mezzanine	404 sq ft	(37.53 sq m)

Total 1579 sq ft (146.69 sq m)

TENURE

Freehold.

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

PRICE

£195,000.

VAT

VAT is not payable on the sale price.

BUSINESS RATES

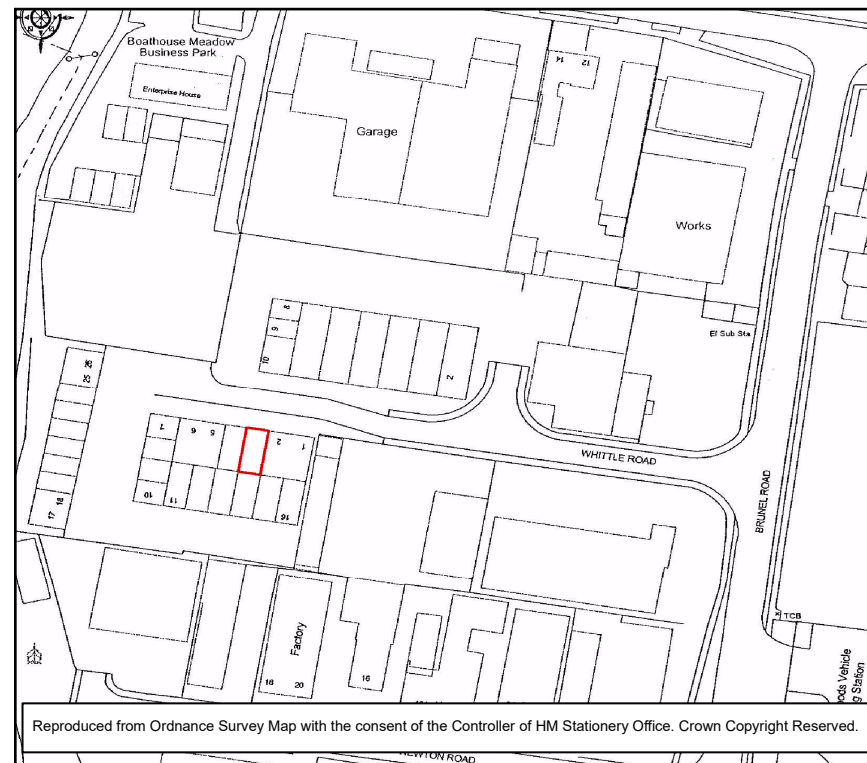
Rateable Value: £9,400.*

Rates payable for year ending 31/03/26:
£4,690.60.**

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

**This property may qualify for Small Business Rates Relief.

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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SERVICES

Mains electricity (3 phase), 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 C51.

VIEWING

Strictly by appointment only.

Ref: DS/JW/14896-3N

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