



TO LET

Detached Office Building
1848 sq ft (171.68 sq m)

- Open Plan Offices
- Fitted Kitchen Facilities
- On Site Parking
- Rural Location

Station Road, Codford

Ashton House, Station Road, Codford, Nr Warminster, BA12 0JX

LOCATION

Ashton House is situated close to the village of Codford, which lies on the A36 Bristol to Southampton trunk route, part way between Salisbury and Warminster. Salisbury is 15 miles and Warminster 7 miles. The A303 is within 4 miles, accessed directly from the A36 at Wylve. Mainline railway services are available at Warminster and Salisbury.

The property is situated in a rural position adjoining the Salisbury to Warminster railway line.

DESCRIPTION

The property comprises a detached two storey purpose built office building constructed in the early 2000's. The building is of weatherboard elevations under a pitched tiled roof.

The entrance lobby has stairs leading to first floor, together with cloakroom facilities.

The offices are predominantly open plan, with Category II style lighting and night storage heating.

Externally, there is a forecourt area providing parking for approximately 6 vehicles.

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 office buildings within Class E(g)(i), but other uses within Class E may be appropriate, without the requirement to secure planning consent. Application Ref: 00/01485. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, County Hall, Bythesea Road, Trowbridge, BA14 8JN. Tel: 0300 456 0114.

ACCOMMODATION

Ground Floor

Office **846 sq ft** (78.59 sq m)

WC's

First Floor Office **1002 sq ft** (93.08 sq m)

Total 1848 sq ft (171.68 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.

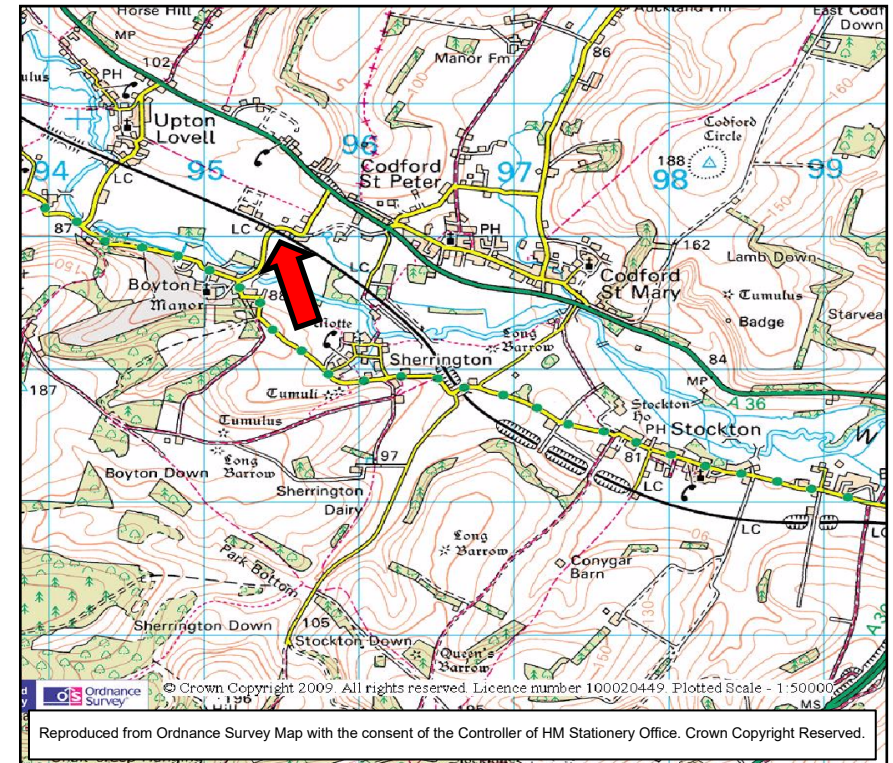
RENT

£16,750 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.



BUSINESS RATES

Rateable Value: £22,500.*

Rates payable for year ending 31/03/26: £11,227.50.

*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 B46.

VIEWING

Strictly by appointment only.

Ref: DS/JW/17495-A

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