

Myddelton&Major

TO LET



Unit 9, Amesbury Distribution Park,
London Road, Amesbury, SP4 7RT

Yard Space

16,350 sq ft (1,518.91 sq m)

Secure Yard Adjoining
A303



Location

Amesbury is a market town 9 miles North of Salisbury serving the day to day shopping needs of the resident population of 13,000 and a county population of 510,300 approximately (Source: 2021 Census), including the surrounding villages and the nearby military establishments at Boscombe Down, Larkhill, Bulford Camp and Durrington.

Amesbury Distribution Park is situated on the eastern outskirts of Amesbury, adjacent to and overlooking the A303 dual carriageway and the Solstice Park junction.

Description

The property comprises a storage yard with tarmac surface and partially fenced. An additional storage building and office, totalling 4491 sq ft, may be available, subject to terms.

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

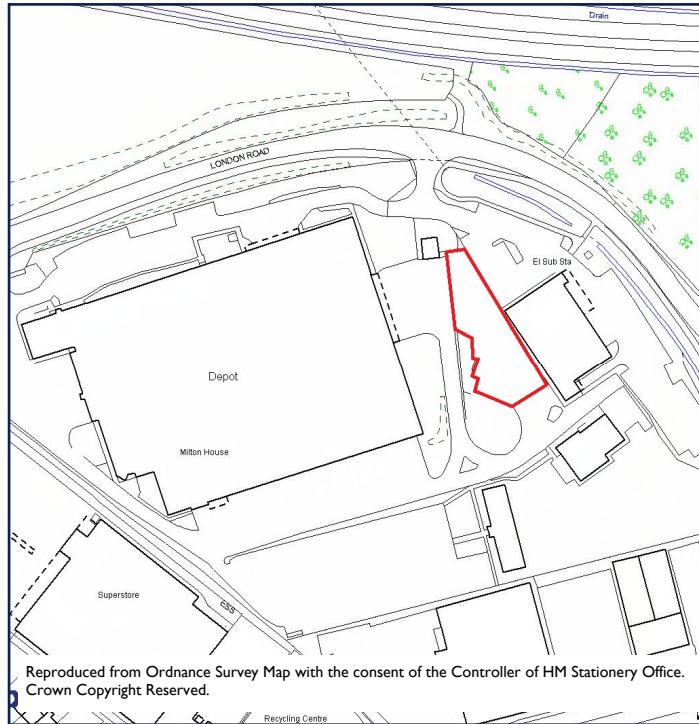
Yard Area **16,350 sq ft** (1,518.91 sq m)

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 Distribution Park.

Rent

£20,000 per annum exclusive.



VAT

VAT is payable on the rent.

Business Rates

To be assessed.

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

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.

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.

Services

More details on request.

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

An EPC is not required for the property.

Viewing

Strictly by appointment only.

Ref: DS/JW/16252-9

Disclaimer

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