



### TO LET

Industrial/Warehouse Unit  
2304 to 4608 sq ft  
(214.05 to 428.09 sq m)

- Strategic Business Park Adjacent to A303
- Modern Mid Terrace Warehouse Units Built 2006
- Minimum Eaves Height 6 m
- Ground Floor Reception Office
- Allocated Parking (202 - 6 spaces; 205 - 5 spaces)

## Solstice Park, Amesbury

Unit 202/205, The Beacon Centre, Solar Way, Solstice Park, Amesbury, SP4 7SZ



## 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.

The Beacon Centre is situated at Solstice Park, a 160 acre mixed use Business Park, strategically located with direct access to the A303 dual carriageway at Amesbury. The development comprises 15 industrial and warehouse/trade counter units and 3 detached office/R & D buildings.

## DESCRIPTION

The property comprises two industrial/warehouse units of steelframe construction with insulated PVC coated cladding to walls and roof. Each unit has an 3.4 x 4 m (high) loading door and minimum eaves height of 6 m.

Each unit has a ground floor office area and fitted first floor for storage or suitable for upgrading to office space, WC and kitchenette facilities. Unit 202 has 6 and Unit 205 has 5 allocated car parking spaces and dedicated loading areas in a high quality landscaped environment.

**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

### Unit 202

Ground Floor	<b>1530 sq ft</b>	(142.14 sq m)
First Floor	<b>774 sq ft</b>	( 71.90 sq m)
<b>Total</b>	<b>2304 sq ft</b>	<b>(214.04 sq m)</b>

### Unit 205

Ground Floor	<b>1530 sq ft</b>	(142.14 sq m)
First Floor	<b>774 sq ft</b>	( 71.90 sq m)
<b>Total</b>	<b>2304 sq ft</b>	<b>(214.04 sq m)</b>

## LEASE TERMS

A new full repairing and insuring lease(s) 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

Unit 202	- <b>Under Offer</b>
Unit 205	- £18,950 per annum exclusive.

## VAT

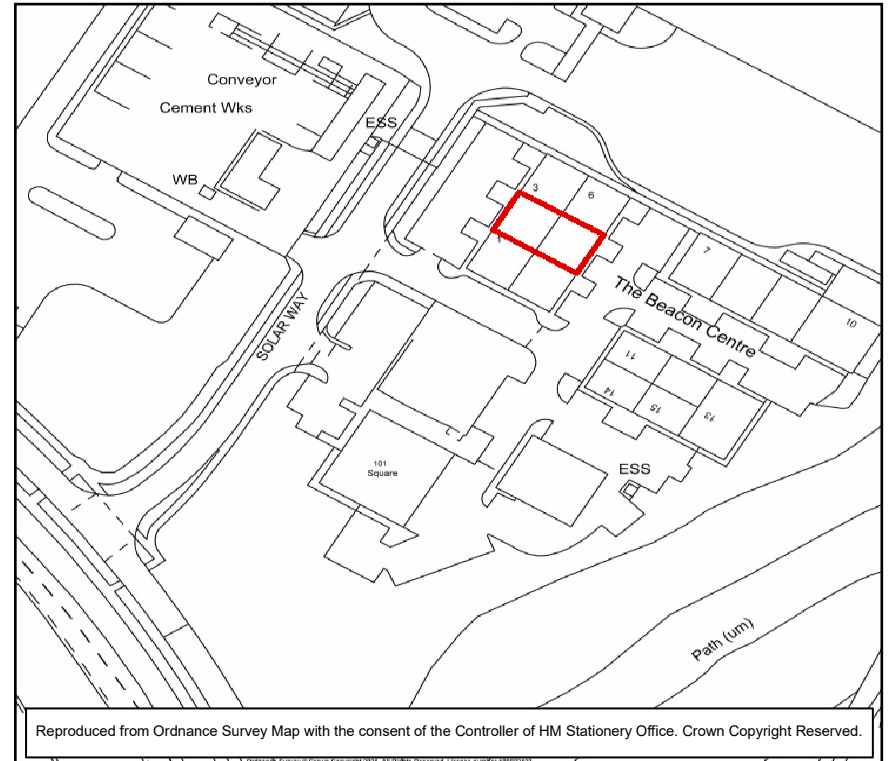
VAT is payable on the rent.

## BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/26
Unit 202	£15,250	£7,609.75
Unit 205	£15,000	£7,485

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

**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](http://www.rics.org).



## 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

Unit 202 has an EPC rating of D93.

Unit 205 has an EPC rating of D93.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/16676-202/205BC

**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.