

UNITS TO LET



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INDUSTRIAL / WAREHOUSE UNITS TO LET

HARNHAM TRADING ESTATE
NETHERHAMPTON ROAD, SALISBURY, SP2 8NW

IPIF

HARNHAM TRADING ESTATE

NETHERHAMPTON ROAD,
SALISBURY, SP2 8NW



DESCRIPTION

The Estate comprises a range of factory/warehouse units with cavity brick/blockwork elevations and profile sheet metal cladding to walls. Each unit has the following features:



STEEL FOLDING
LOADING DOORS



TRANSLUCENT
ROOF LIGHTING



FORECOURT &
PARKING AREA



MALE & FEMALE
WC FACILITIES



NEW ROOFS

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNITS 1/3	ft ²	m ²
TOTAL	4,432	412

Potential for yard area allocated

UNIT 8/10	ft ²	m ²
TOTAL	3,950	367

UNIT 12	ft ²	m ²
TOTAL	8,126	755
+ Large Secure Yard	13,978	1,299

UNIT 23/25	ft ²	m ²
TOTAL	2,984	277

UNIT 32/34	ft ²	m ²
TOTAL	2,981	277





UNIT 1/3

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Unit 1/3 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes WC facilities.

SPECIFICATION

- Min. Eaves Height 6.3m (20' 9")
- Loading Doors
- Allocated Parking
- 3 Phase Electricity
- WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNITS 1/3	ft ²	m ²	EPC
TOTAL	4,432	412	B-37
Potential for yard area			



UNIT 8/10

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Unit 8/10 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. The unit include a sliding shutter loading door and cloakroom facilities.

SPECIFICATION

- Min. Eaves Height 3m
- Loading Door
- Allocated Parking
- 3 Phase Electricity
- Office & WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 8/10	ft ²	m ²	EPC
TOTAL	3,950	367	C-70

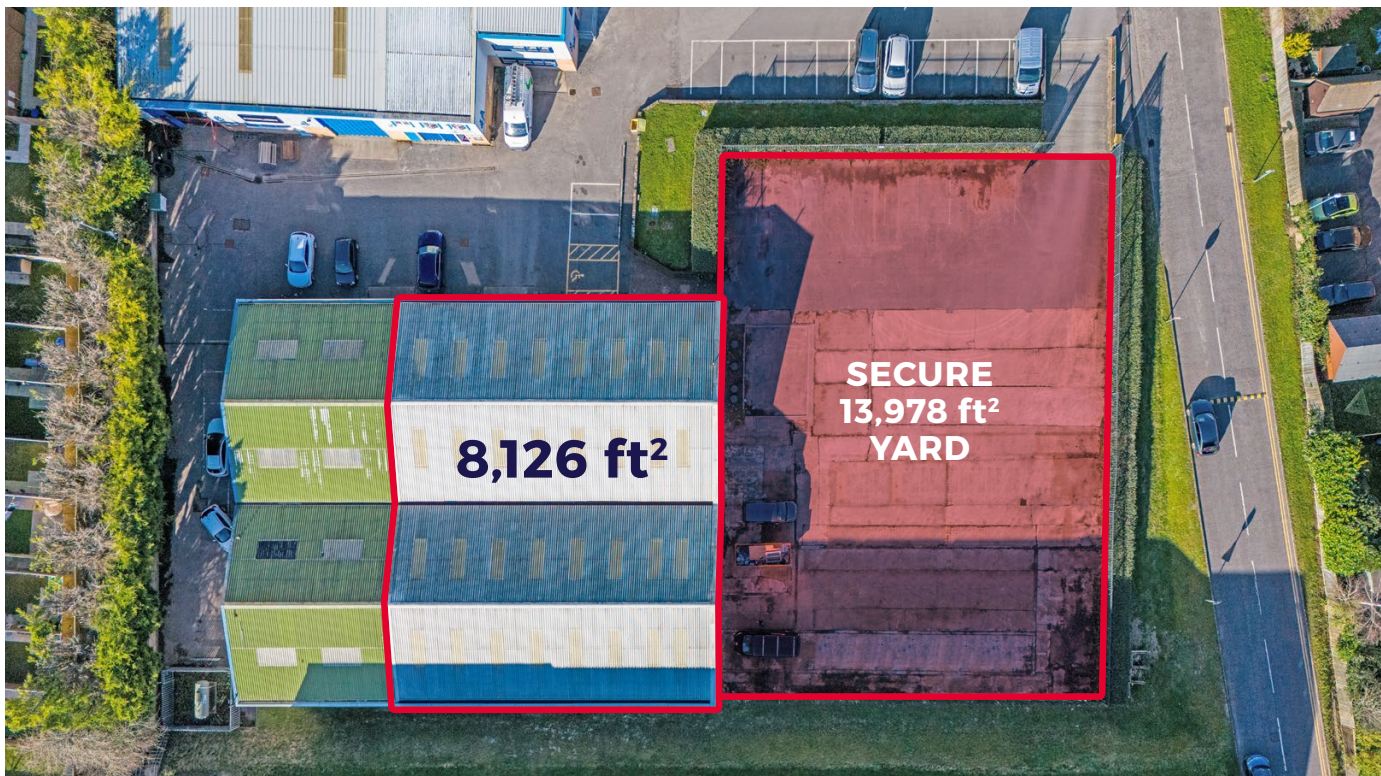


INDICATIVE PHOTO



INDICATIVE PHOTO





UNIT 12

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Unit 12 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes a fitted office and WC facilities.

The unit also benefits from a large secure yard extending to 0.32 acres.

SPECIFICATION

- 0.32 Acre Secure Yard
- Fitted Office
- WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 12	ft²	m²	EPC
TOTAL	8,126	755	C-62
+ Large Secure Yard	13,978	1,299	

UNIT 23/25

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Unit 23/25 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. The unit includes two sliding shutter loading doors and cloakroom facilities.

SPECIFICATION

- Min. Eaves Height 6.3m (20' 9")
- 2 Sliding Shutter Doors
- Allocated Parking
- 3 Phase Electricity
- WC Facilities

ACCOMMODATION

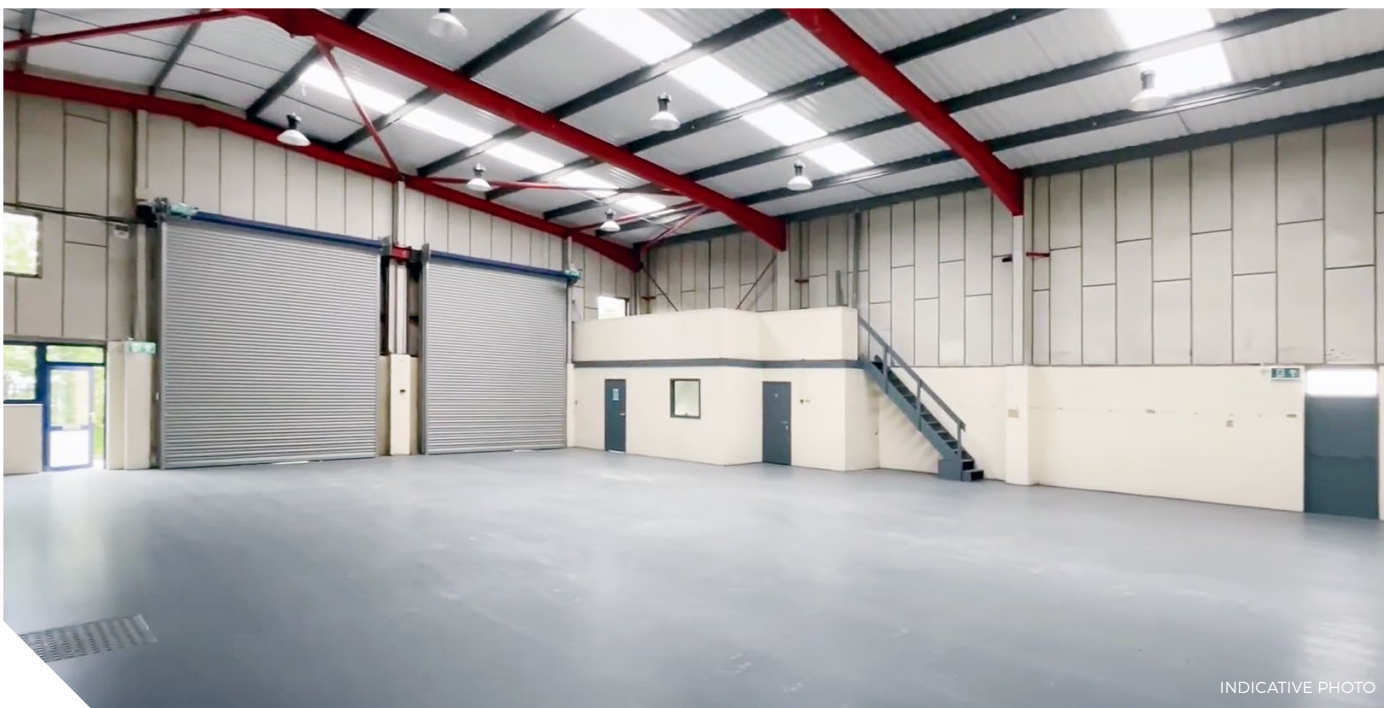
Available accommodation comprises of the following gross internal areas:

UNIT 23/25	ft ²	m ²	EPC
TOTAL	2,984	277	D-100





INDICATIVE PHOTO



INDICATIVE PHOTO

UNIT 32 / 34

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Unit 32/34 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes a fitted office and WC facilities.

SPECIFICATION

- Min. Eaves Height 6.3m (20' 9")
- 2 Loading Doors 4.8m x 4.0m
- Allocated Parking
- 3 Phase Electricity
- Office & WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 32 / 34	ft ²	m ²	EPC
TOTAL	2,981	277	E-125



LOCATION

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. Railway communications are provided by a Main-Line Station with frequent service to London

(Waterloo) which is approximately 90 mins. Road communication is well served to London via A303 (M3) (88 miles); Southampton via the A36 (M27) (24 miles); Bristol via the A36 (54 miles); and Exeter via A303 (91 miles).



SP2 8NW



LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.

On behalf of the Landlord

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Myddelton&Major

**Harnham Trading Estate,
Netherhampton Road, Salisbury, SP2 8NW**
Availability Schedule

Unit	Floor Area		Rateable Value (Rates Payable for year ending 31/03/26)	Rent (£/pa)
	Sq Ft	Sq M		
8 & 10	3950	366.95	£27,750 (13,847.25)	£33,600
Unit 12 Secure Yard	8,126 13,978	754.90 1,268.55	£58,500 (£32,467.50)	£69,500
Unit 23/25	GF 2984	277.20	£22,000 (£10,978)	£25,500

- Schedule to be read in accordance with our brochure.
- There is a service charge for the upkeep and maintenance of the common areas of the Business Park.
- **Rent subject to VAT.**

Ref: DAS/JW/10190