



UNIT 9 AYRSHIRE FARM, SHARCOTT

Rural industrial unit with mezzanine storage and reception offices. 3,903 sq ft (362.61 sq m)

- | Convenient access to A345
- | Min eaves height approx 5.3 m (17'5")
- | Quiet rural estate
- | Yard areas also available

PEWSEY, SN9 5PA

TO LET

**WOOLLEY
& WALLIS**

Location

Ayrshire Farm is situated approximately 0.6 miles to the west of the A345 on the fringes of the village of Sharcott and some 1.6 miles to the south west of Pewsey. Marlborough lies some 8.5 miles to the north, while Salisbury is situated around 20 miles to the south. The junction with the A338/A346 to the east at Burbage is approximate 5 miles while there is access to the M4 at J15 some 15.5 miles to the north.

Description

Ayrshire Farm comprises a rural development of former agricultural buildings in two main blocks now occupied by a range of businesses for workshop and storage uses. Unit 9, which is situated in the front block, and accessed from the rear, provides a large workshop area together with a reception office, kitchen and additional smaller office. The workshop has been fitted with a large and smaller adjacent loading door, the former being electrically operated. The unit has part blockwork and part profile steel elevations and the roof is of asbestos cement sheeting, the underside of which has been treated with a spray foam insulation product. There is parking to the front of the unit. A communal WC/welfare block is situated nearby on the estate.

Note: there are yard areas elsewhere on the estate of up to approx 400 sq m (4,300 sq ft) which are available by separate agreement.

Accommodation

Approximate Gross Internal Areas	m ²	ft ²
Workshop	269.31	2,899
Mezzanine storage	56.29	606
Reception office and kitchenette	37.01	398
Total	362.61	3,903

Features

- | Min eaves approx 5.3 m (17'5")
- | Height to the ridge 8.4 m (27'7")
- | Main loading door 5.9 m (w) x 4.9 m (h)
- | Secondary loading door 2.0 m (w) x 2.5 m (h)

Lease

The premises are available on a new lease on terms to be agreed.

Tenant's Repairing Obligations

The tenant will be responsible for keeping the premises in no better (or worse) condition than at commencement of the lease, to be evidenced by a Photographic Schedule Of Condition.

Rent

£15,000 per annum plus VAT.

Business Rates

Rateable Value: £6,600

The Small Business (Non-RHL) Multiplier for the year 2026/27 is 43.2 p in the £. Where the Rateable Value of the property is less than £12,000, eligible rate payers will be entitled to Small Business Rate Relief (currently 100%) meaning that no business rates will be payable.

Services

Mains electricity (three phase) and water are connected to the property.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

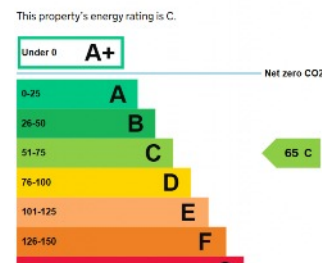
Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.commercialleasecode.co.uk

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in April 2026.

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