STRATEGIC DISTRIBUTION LOCATION

High Quality Refurbished Warehouse/Distribution Unit To Let
34,612 Sq Ft

Amesbury Distribution Park

Watch the Video

Take a Virtual Tour

Amesbury Distribution Park

Situated on the northern edge of the town and is accessed from London Road. A strong commercial and retail presence surrounds Amesbury Distribution Park with national occupiers immediately surrounding the site in the form of Tesco, Lidl and the nearby Solstice Park incorporating regional distribution centre for Home Bargains, distribution centre for Muller Milk and production and distribution centre for Greggs.

London Road | Amesbury | Wiltshire | SP4 7RT

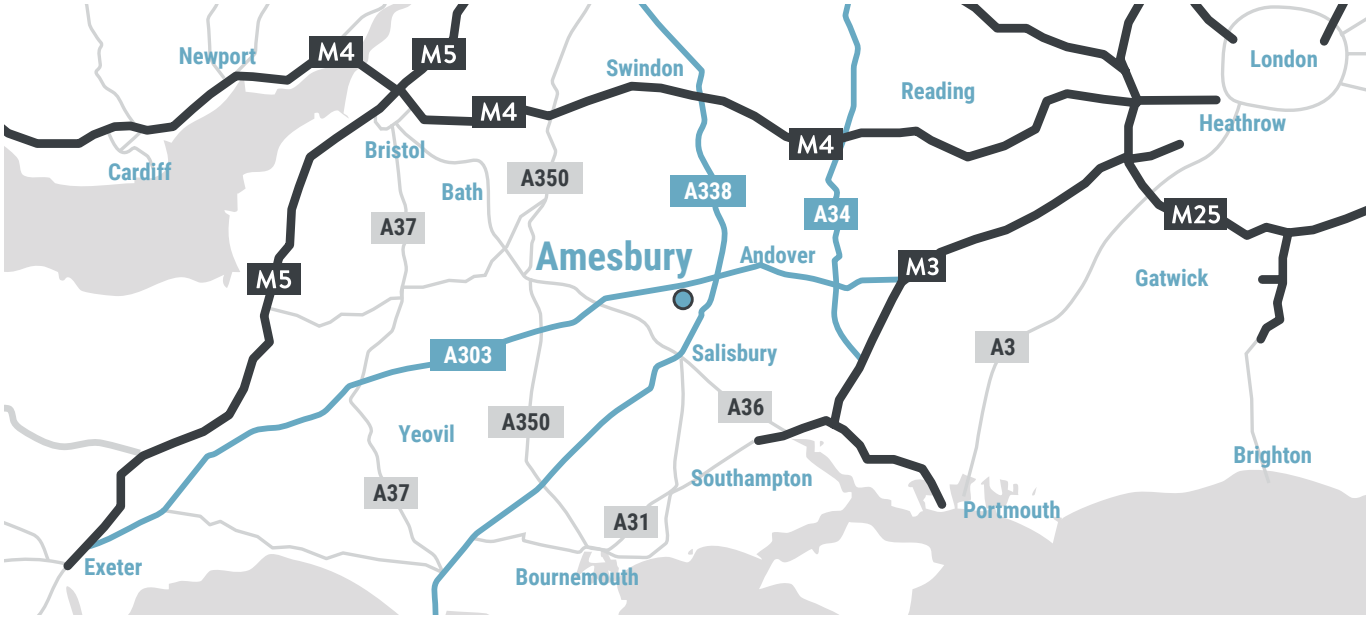
Location

Amesbury Distribution Park is ideally situated adjacent to the A303 South West Expressway which bisects south of England, linking regionally significant south west towns and cities with the wider south east region through the M3, located approximately 27 miles to the east. 4.5 miles the east of Amesbury is the A338 which leads towards Swindon to the north. 12 miles along the A303 to the west is the A36 which connects Bath and Bristol to the north west and Southampton to the south east.

Location	Distance	Time
Andover	13 miles	16 min
Salisbury	9 miles	20 min
Basingstoke	36 miles	34 min
Southampton	32 miles	49 min
Bristol	61 miles	1 hr 23 min
Swindon	32 miles	54 min

Refurbishment

- **Refurbished office and ancillary areas (comfort cooling in part)**
- **New insulated roof with insulated roof lights**
- **3 phase electric**
- **High grade epoxy floor paint**
- **LED lighting in part of the warehouse**
- **Loading doors replaced**
- **Integrated fire alarm**



Unit 2A

34,612 Sq Ft
(3,215.5 Sq M)

Warehouse/Distribution Unit with Offices To Let

- 2 dock level loading bays
- 1 grade level loading door
- Fitted offices
- 6 m (19'11") clear eaves
- 24/7 security on-site
- Excellent car and lorry parking
- 71 KVA electric supply
- Excellent car parking ratio

Accommodation	Sq Ft	Sq M
Ground Floor Warehouse	31,658	2,941.1
Ground Floor Office	869	80.7
First Floor Office	2,085	193.7
Total	**34,612**	**3,215.5**

EPC

C 65 - assessed April 2020

Rateable values

Available upon request

Lease Terms

A new full repairing and insuring lease for 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 of the Distribution Park.

Rent

On Application.

VAT

Rent exclusive of VAT (if applied).

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.

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: 01722 434327.

Viewing

For further information or to arrange an inspection, please contact the joint agents:

Myddelton & Major

01722 337577

www.myddeltonmajor.co.uk

Dean Speer

deanspeer@myddeltonmajor.co.uk

07831 216 423

savills.co.uk

savills

Bristol

0117 910 2200

Southampton

023 8071 3900

Simon Woodruff

simon.woodruff@savills.com

07967 872948

Rob Cleeves

RCleeves@savills.com

07970 494 371

Important Notice: These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. NOVEMBER 2024

Designed and Produced by www.kubiakcreative.com 246158 11/24

Amesbury
Distribution
Park

www.AmesburyDistributionPark.co.uk