



TO LET

Factory/Warehouse Units
2126 to 5013 sq ft
(197.51 to 465.72 sq m)

- Factory/Warehouse Units Available Together or Separately
- Established Industrial Location
- 5.63 m Eaves Height
- Roller Shutter Loading Doors
- Mezzanine Storage Floors

Hurricane Close, Salisbury

Units 1 & 2, Hurricane Close, Old Sarum, Salisbury, SP4 6LG

LOCATION

Salisbury is a historic Cathedral City in Central Southern England with a resident population of 41,800 approx. and the County's population is 510,300 (Source: 2021 Census). The City and its magnificent Cathedral together with the World Heritage site at Stonehenge, are major tourist attractions for the region. Salisbury has a main-line railway station with frequent service to London Waterloo.

Old Sarum is located 1.5 miles approx. north of Salisbury City Centre, with easy access from the A345 Salisbury to Amesbury road, which links to the A303/M3 (7 miles approx.) to the north at Amesbury. Hurricane Close forms part of Old Sarum Park, which has direct access from The Portway, which connects to the A345.

DESCRIPTION

The properties comprise modern industrial warehouse units of steel frame construction with insulated profile steel cladding to walls and roof and brick and blockwork elevations. Each unit is serviced by an electrically operated an up and over shutter door. They have cloakroom facilities. Both units are fitted with mezzanine floors for additional storage. They have strip lighting.

A forecourt area provides parking and loading facilities.

Minimum eaves height 5.63 metres.

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.

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.

ACCOMMODATION

Unit 1

Ground Floor	1460 sq ft	(135.68 sq m)
Mezzanine	1427 sq ft	(132.61 sq m)
Total	2887 sq ft	(268.21 sq m)

Unit 2

Ground Floor	1440 sq ft	(133.78 sq m)
Mezzanine	686 sq ft	(63.73 sq m)
Total	2126 sq ft	(197.51 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 Business Centre.

RENT

Unit 1	-	£20,500 per annum exclusive.
Unit 2	-	£19,000 per annum exclusive.

VAT

VAT is payable on the rent.

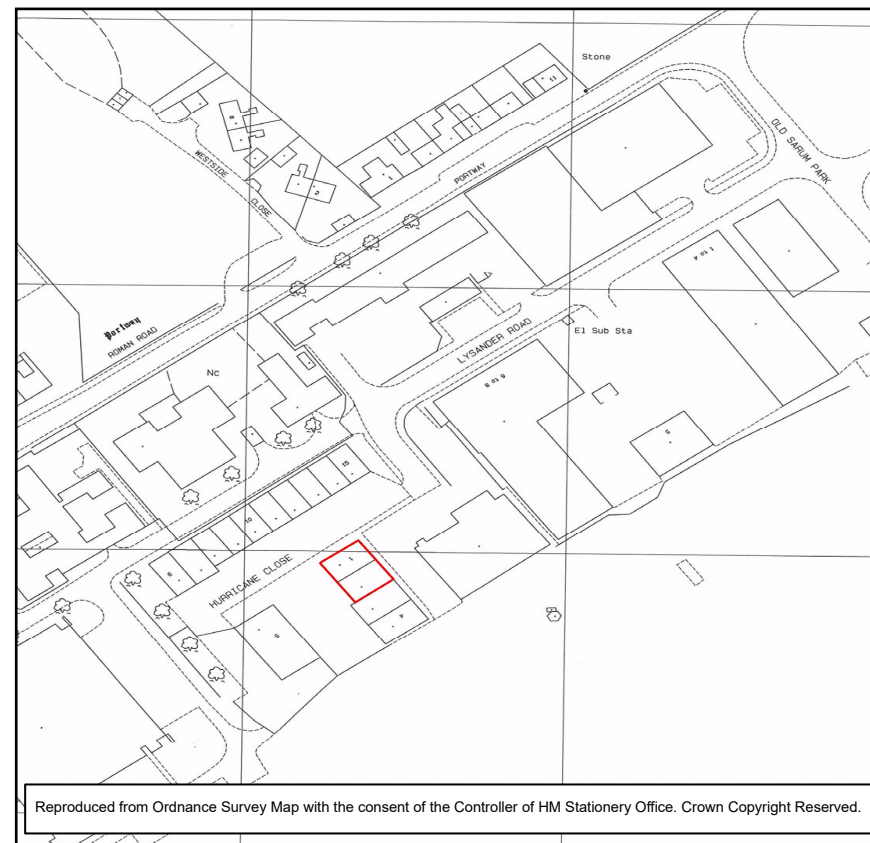
BUSINESS RATES

	Rateable Value*	Rates payable for year ending 31/03/27**
Unit 1	£11,250	£4,860
Unit 2	£12,250	£5,292

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

**This property may qualify for Small Business Rates Relief.

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

Mains electricity (3 phase), gas, 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 1 has an EPC rating of C65.

Unit 2 has an EPC rating of C55.

VIEWING

Strictly by appointment only.

Ref: DS/JW/15995-1/2

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.