



TO LET

Industrial/Warehouse Unit
1875 sq ft (174.19 sq m)

- Minimum Eaves Height 5.1 m
- Mid Terrace Unit
- Built 2022
- Developer Built Mezzanine
- Allocated Car Parking
- A Rated EPC

Rockhaven Business Centre, Salisbury

Unit 28, Rockhaven Business Centre, Rhodes Moorhouse Way, Longhedge, Old Sarum, Salisbury, SP4 6RT



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.

Rockhaven Business Centre has direct access via the new roundabout junction serving Longhedge Village, a new 673 unit housing development, including a new 66 bedroom care home building and Local Retail Centre with Convenience store.

DESCRIPTION

The property comprises a mid terrace industrial/warehouse unit developed as part of a scheme of units in 2021/2022. It is of steel frame construction with insulated profile steel cladding to walls and roof. The unit is served by an up and over loading door and personnel door. It has a disabled standard WC. There is a developer installed mezzanine floor for additional storage.

To the front of the property there is a shared forecourt for loading and 3 allocated parking spaces.

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

The units have planning consent for B1 and B8 uses. The operation of plant and machinery and deliveries are not permitted outside the hours of 0700 to 1900 hrs. 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

Ground Floor	1250 sq ft	(116.13 sq m)
First Floor	625 sq ft	(58.06 sq m)
Total	1875 sq ft	(174.19 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

£17,500 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

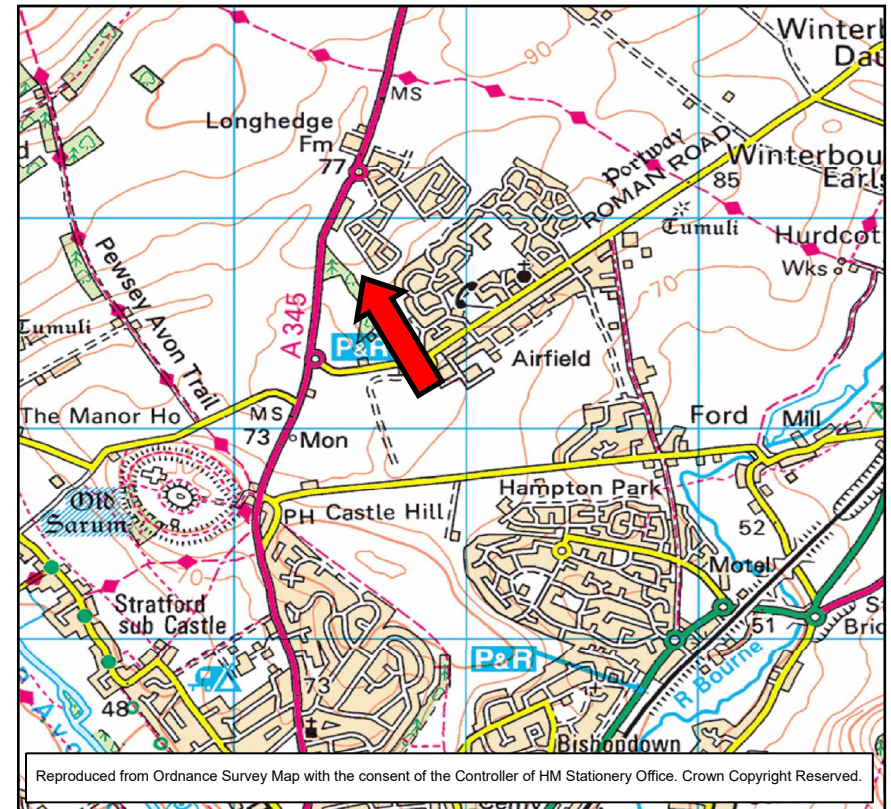
Rateable Value: £8,000.*

Rates payable for year ending 31/03/26: £3,992.**

*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), 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

The property has an EPC rating of A25.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18273-RBC-28

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