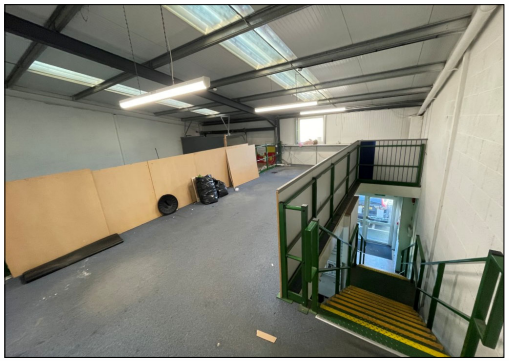
Myddelton&Major

TO LET



Modern Industrial/ Warehouse Unit





Unit 14, Glenmore Business Park,
Telford Road,
Churchfields Industrial Estate,
Salisbury, SP2 7GL

Industrial/Warehouse Unit

1530 sq ft (142.14 sq m)

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.

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station.

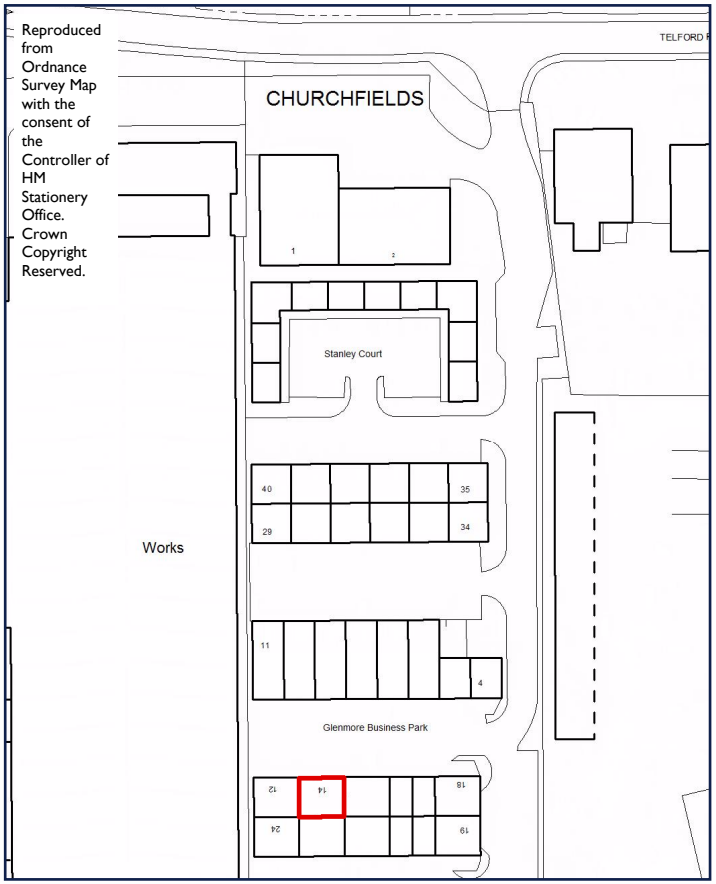
The Estate was created in the 1960s and remains the City's most established commercial employment area. There is a high percentage of trade/retail occupiers such as Screwfix, Toolstation, Speedy Tool Hire, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

Description

The property forms part of Glenmore Business Park, a modern development of industrial/warehouse units. The unit is of steel portal frame construction with profile steel cladding and part brick and blockwork walls and is served by an up and over shutter door. The unit is fitted with a first floor mezzanine for storage or potential additional office space, subject to the necessary consents. The workshop/warehouse is serviced by an up and over shutter door. The unit has 3 allocated parking spaces.

Planning

The property has planning consent for Class E(g), B2 and B8, under Application Ref: S/2002/0115. 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.



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

£13,500 per annum exclusive.

VAT

VAT is payable on the rent.

Business Rates#

Rateable Value: £12,000.*

Rates payable for year ending 31/03/25: £5,988.**

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

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

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

The property has an EPC rating of C57.

Viewing

Strictly by appointment only.

Ref: DS/JW/14149-14

Accommodation

Ground Floor	**1017 sq ft**	(94.48 sq m)
First Floor	**513 sq ft**	(47.66 sq m)
Total	**1530 sq ft**	**(142.14 sq m)**

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.

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.

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.#