UNITS TO LET





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INDUSTRIAL / WAREHOUSE UNITS TO LET

HARNHAM TRADING ESTATE

NETHERHAMPTON ROAD, SALISBURY, SP2 8NW

IPIF

HARNHAM
TRADING ESTATE

NETHERHAMPTON ROAD,
SALISBURY, SP2 8NW



DESCRIPTION

The Estate comprises a range of factory/warehouse units with cavity brick/blockwork elevations and profile sheet metal cladding to walls. Each unit has the following features:

- **STEEL FOLDING LOADING DOORS**
- **TRANSLUCENT ROOF LIGHTING**
- **FORECOURT & PARKING AREA**
- **MALE & FEMALE WC FACILITIES**
- **NEW ROOFS**

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

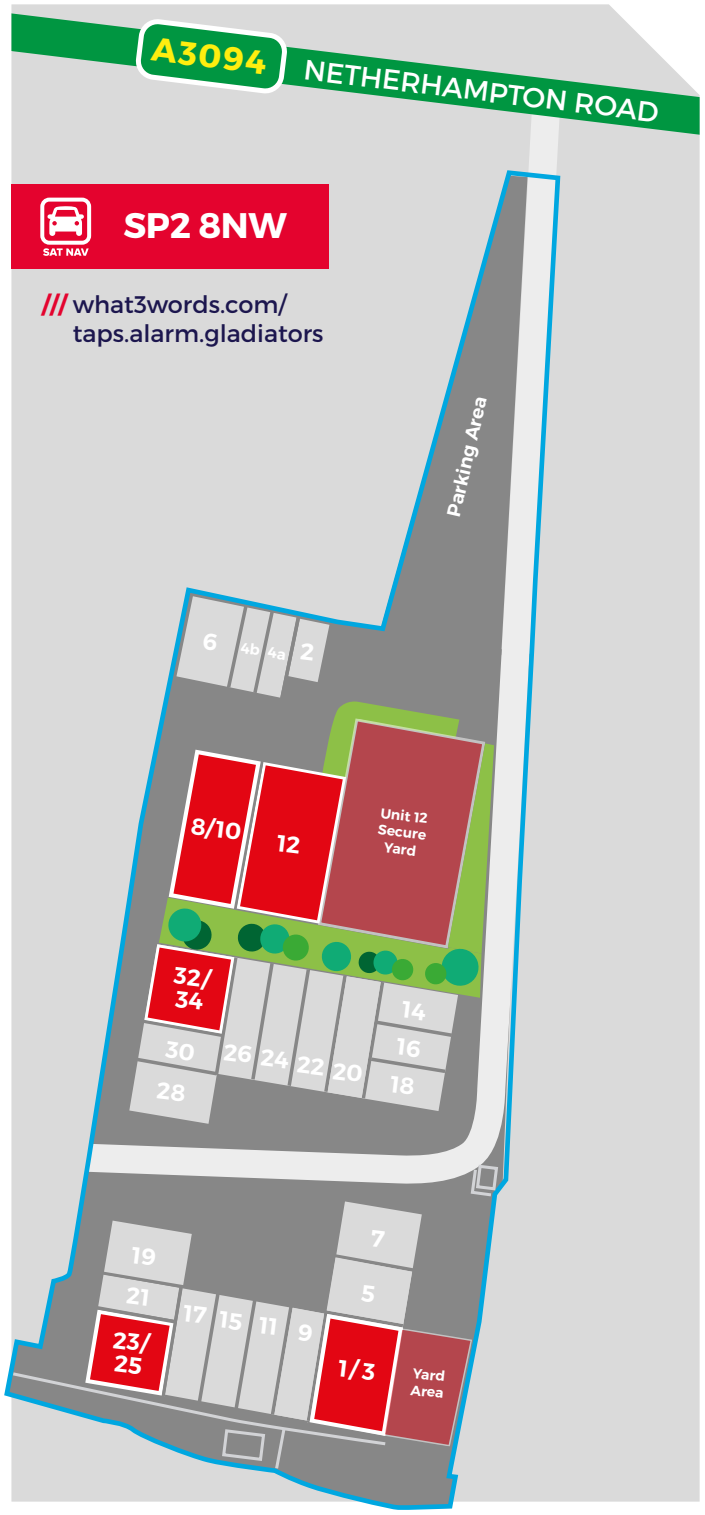
UNITS 1/3	ft²	m²
TOTAL	4,432	412
Potential for yard area allocated		

UNIT 8/10	ft²	m²
TOTAL	3,950	367

UNIT 12	ft²	m²
TOTAL	8,126	755
+ Large Secure Yard	13,978	1,299

UNIT 23/25	ft²	m²
TOTAL	2,984	277

UNIT 32/34	ft²	m²
TOTAL	2,981	277





UNIT 1/3
HARNHAM
TRADING ESTATE
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Unit 1/3 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes WC facilities.

SPECIFICATION

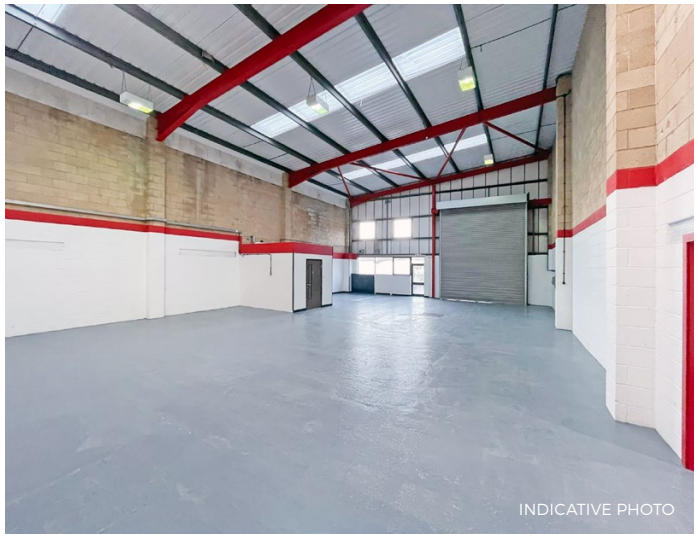
- Min. Eaves Height 6.3m (20' 9")
- Loading Doors
- Allocated Parking
- 3 Phase Electricity
- WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNITS 1/3	ft²	m²	EPC
TOTAL	4,432	412	B-37
Potential for yard area			


INDICATIVE PHOTO


INDICATIVE PHOTO



UNIT 8/10

HARNHAM
TRADING ESTATE

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Unit 8/10 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. The unit include a sliding shutter loading door and cloakroom facilities.

SPECIFICATION

- Min. Eaves Height 3m
- Loading Door
- Allocated Parking
- 3 Phase Electricity
- Office & WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

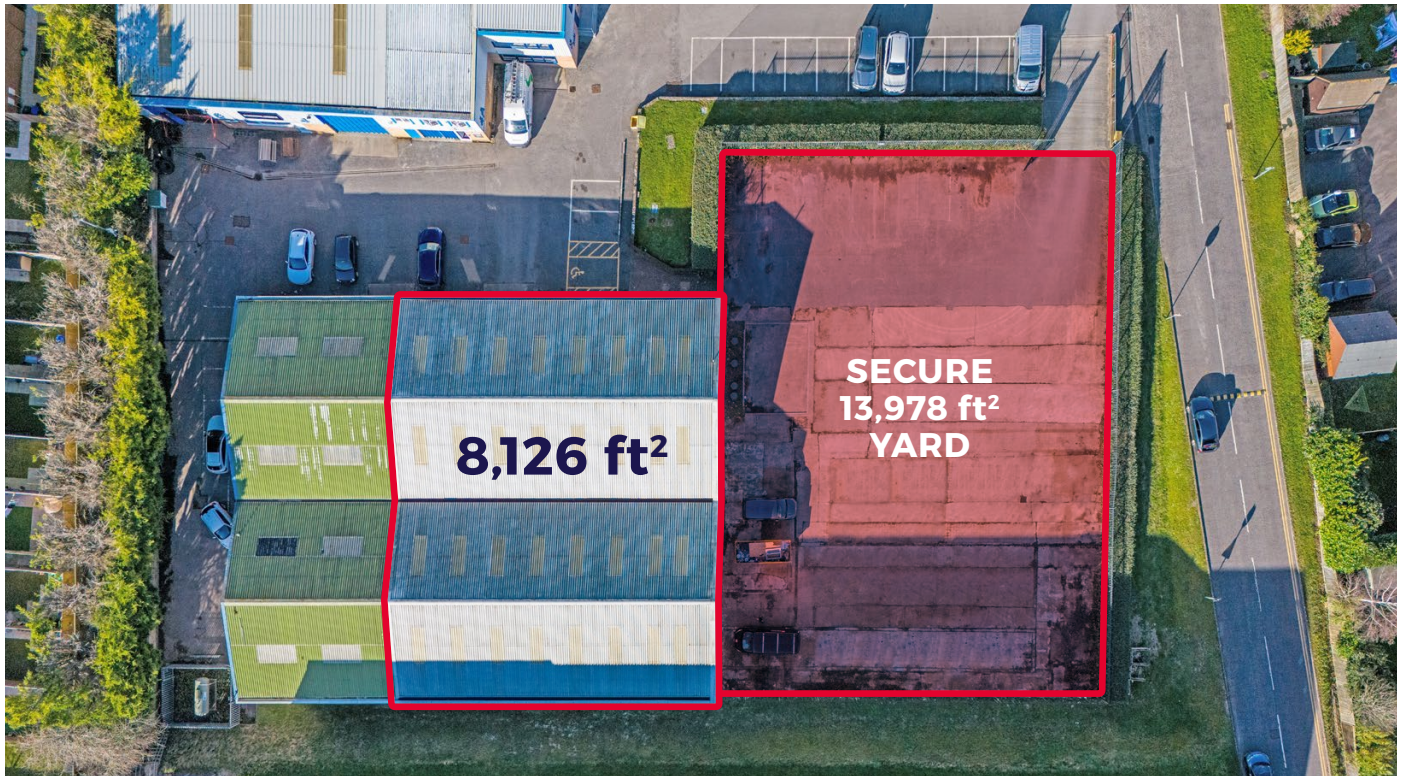
UNIT 8/10	ft²	m²	EPC
TOTAL	3,950	367	C-70













22,104 ft² TOTAL AREA

WAREHOUSE, OFFICE SPACE & LARGE SECURE YARD

UNIT 12

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Unit 12 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes a fitted office and WC facilities.

The unit also benefits from a large secure yard extending to 0.32 acres.

SPECIFICATION

- 0.32 Acre Secure Yard
- Fitted Office
- WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 12	ft²	m²	EPC
TOTAL	8,126	755	C-62
+ Large Secure Yard	13,978	1,299	

UNIT 23/25
HARNHAM
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NETHERHAMPTON ROAD, SALISBURY, SP2 8NW

Unit 23/25 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. The unit includes two sliding shutter loading doors and cloakroom facilities.

SPECIFICATION

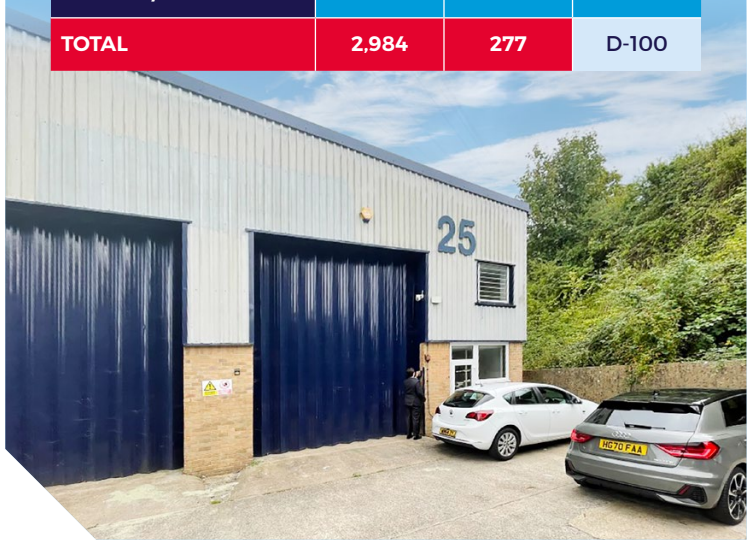
- Min. Eaves Height 6.3m (20' 9")
- 2 Sliding Shutter Doors
- Allocated Parking
- 3 Phase Electricity
- WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 23/25	ft²	m²	EPC
TOTAL	2,984	277	D-100






INDICATIVE PHOTO




INDICATIVE PHOTO


INDICATIVE PHOTO

UNIT 32 / 34
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Unit 32/34 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes a fitted office and WC facilities.

SPECIFICATION

- Min. Eaves Height 6.3m (20' 9")
- 2 Loading Doors 4.8m x 4.0m
- Allocated Parking
- 3 Phase Electricity
- Office & WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

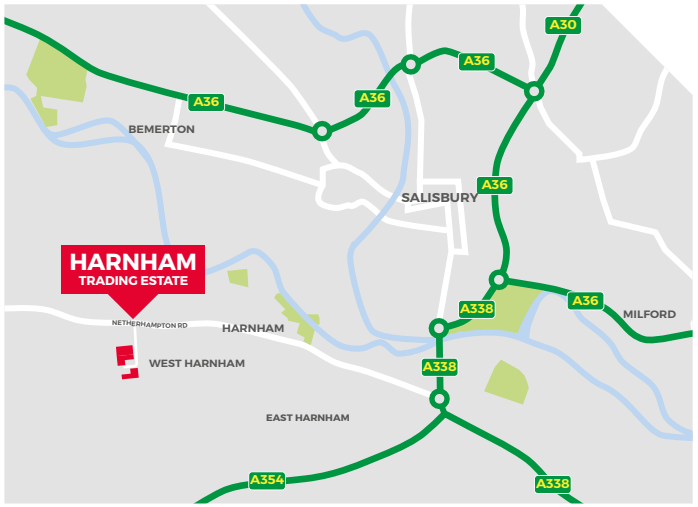
UNIT 32 / 34	ft²	m²	EPC
TOTAL	2,981	277	E-125



LOCATION

Harnham Trading Estate is a well established industrial/ warehouse development, located at Netherhampton Road (B3094), linking with the A36 on the South West side of Salisbury. Railway communications are provided by a Main-Line Station with frequent service to London (Waterloo) which is approximately 90 mins. Road communication is well served to London via A303 (M3) (88 miles); Southampton via the A36 (M27) (24 miles); Bristol via the A36 (54 miles); and Exeter via A303 (91 miles).





LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.

On behalf of the Landlord

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Myddelton&Major

Harnham Trading Estate, Netherhampton Road, Salisbury, SP2 8NW

Availability Schedule

Unit	Floor Area		Rateable Value (Rates Payable for year ending 31/03/26)	Rent (£/pa)
	Sq Ft	Sq M		
1	2228	206.98	£16,000 (£7,984)	**Under Offer**
3	2204	204.75	£16,000 (£7,984)	**Under Offer**
8 & 10	3950	366.95	£27,750 (13,847.25)	£33,600
Unit 12 Secure Yard	8,126 13,978	754.90 1,268.55	£58,500 (£32,467.50)	£69,500
Unit 23/25	GF 2984	277.20	£22,000 (£10,978)	£25,500

- Schedule to be read in accordance with our brochure.
- There is a service charge for the upkeep and maintenance of the common areas of the Business Park.
- **Rent subject to VAT.**

Ref: DAS/JW/10190