Myddelton&Major

TO LET



Well Located Modern Industrial/Warehouse Unit on Popular Business Centre





Unit 18, Rockhaven Business Centre,
Rhodes Moorhouse Way, Longhedge,
Old Sarum, Salisbury, SP4 6RT

Industrial/Warehouse Unit

1500 sq ft (174.19 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.

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

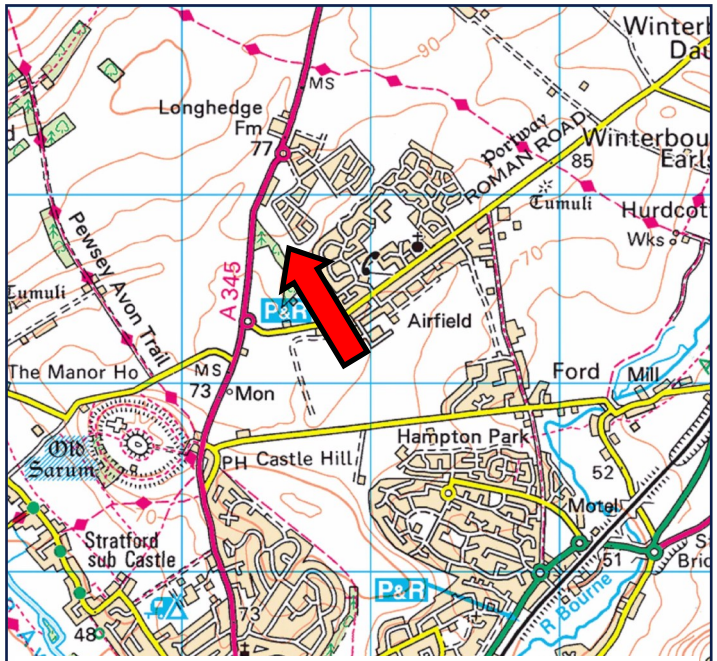
Description

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.

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.



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Accommodation

Ground Floor	**1000 sq ft**	(92.90 sq m)
First Floor	**500 sq ft**	(46.45 sq m)
Total	**1500 sq ft**	**(139.35 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

£14,375 per annum exclusive.

VAT

VAT is payable on the rent.

Business Rates

Rateable Value: £7,200.*

Rates payable for year ending 31/03/26: £3,592.80.**

*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), 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/MF/JW/18273-RBC-18

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

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