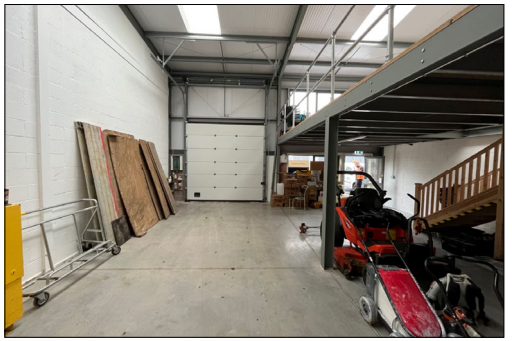
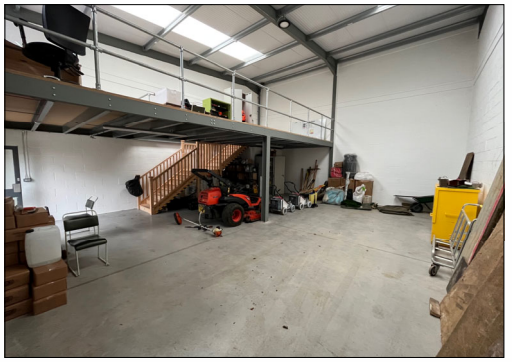
Myddelton&Major

FOR SALE



Industrial Investment
Producing £11,000 pa





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

Industrial/Warehouse Investment

1500 sq ft (139.35 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 new roundabout junction serving Longhedge Village, a 673 unit housing development, including a 66 bedroom care home building and Local Retail Centre with Convenience store.

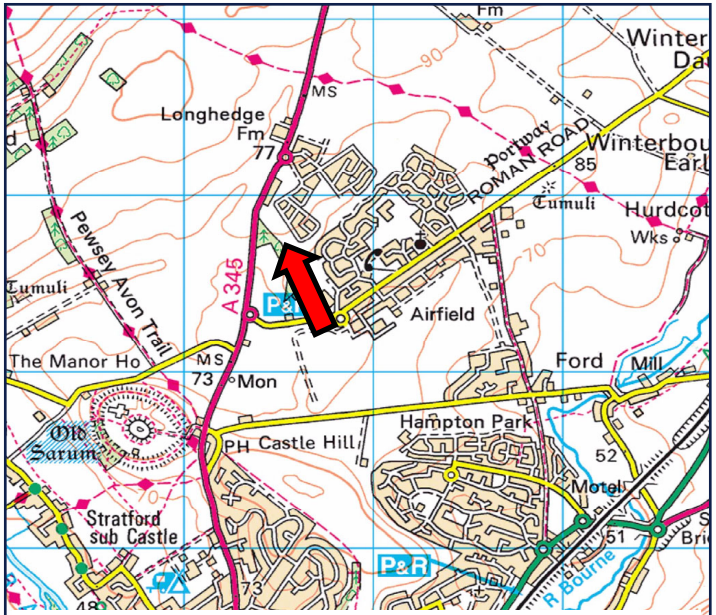
Description

Rockhaven Business Centre is a 29 unit development completed in 2022. The units have been constructed to a high specification with the following features:-

- Clear span steel portal frame with min eaves height of 5.1 m.
- Merlin Grey insulated roof cladding and Silver insulated wall cladding with multiwall polycarbonate rooflights and double glazed aluminium doors/windows.
- Smooth finish power floated concrete floor.
- Sectional overhead insulated colour coated steel up and over loading door 3m wide and 3.2m high.
- 50w LED floodlight over loading door and internal lighting.
- 38mm HD Timber boarded first floor on structural steel frame accessed via 1.2m wide timber staircase.
- Doc M DDA compliant WC.
- Floor loading; ground floor 20KN/sqm; first floor 3.5KN/sq m.
- Fibre to the premises FTTP available for connection.
- 3 allocated car parking spaces.

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)**



Reproduced from Ordnance Survey Map with the consent of the Controller of HM Stationery Office. Crown Copyright Reserved.

Planning

The unit has 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.

Tenure

Freehold.

There is a service charge payable towards the maintenance and upkeep of the common areas of the Estate.

Price

£180,000, which represents a gross yield of 6.11%.

Tenancy

The property is subject a lease to IDVerde Ltd (Company Reg No: 03542918) at £11,000 per annum exclusive with effect from 4 August 2023 and expiring on the 1st February 2028, excluding security of tenure. The lease is held on full repairing and insuring terms, subject to a Schedule of Condition. The tenant has a break option on 28th February 2027, subject to 6 months' prior notice (time of the essence). Rent is paid quarterly in advance.

VAT

The property is elected for VAT but the sale can be treated as a Going Concern for VAT purposes, therefore VAT will not be payable.

Business Rates#

Rateable Value: £7,200.*

Rates payable for year ending 31/03/25: £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 B26.

Viewing

Strictly by appointment only.

Ref: PH/JW/18273-RBC-6

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.#

ROCKHAVEN BUSINESS CENTRE, LONGHEDGE, SALISBURY				
BLOCK	UNIT NO.	AREA / UNIT excl. mezz. SQ. FT	SPACES	ALLOCATION
A	1	1,500	4	1, 2, 3, 4
	2	1,000	3	5, 6, 72
	3	1,000	3	7, 8, 71
	4	1,000	3	9, 10, 70
	5	1,000	3	11, 12, 69
	6	1,000	3	13, 14, 68
	7	1,500	4	15, 16, 17, 18
	8	1,500	4	19, 20, 21, 22
	9	1,000	3	23, 24, 67
	10	1,000	3	25, 26, 66
	11	1,000	3	27, 28, 65
	12	1,000	3	29, 30, 64
	13	1,000	3	31, 32, 63
	14	1,500	4	33, 34, 35, 36
B	15	1,000	3	37, 38, 60
	16	1,000	3	39, 40, 59
	17	1,000	3	41, 42, 58
	18	1,000	3	43, 44, 57
	19	1,000	3	45, 46, 56
	20	1,000	3	47, 48, 55
	21	1,000	3	49, 50, 54
	22	1,000	3	51, 52, 53
C	23	1,250	3	83, 84, 85
	24	1,250	3	82, 86, 87
	25	1,250	3	81, 88, 89
	26	1,250	3	78, 90, 91
	27	1,250	3	77, 92, 93
	28	1,250	3	76, 94, 95
	29	1,250	3	75, 96, 97
SPARE			2	79, 80
DISABLED BAYS			4	61, 62, 73, 74
TOTAL			97	
MOTORCYCLE SPACES			2	M1, M2

ROCKHAVEN BUSINESS CENTRE

LONGHEDGE, SALISBURY

PARKING ALLOCATION SITE PLAN

