UNIT₁

London Road OFFICE PARK





For Sale or To Let

Prime Offices in Salisbury's Premier Office Development

UNIT₁

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.

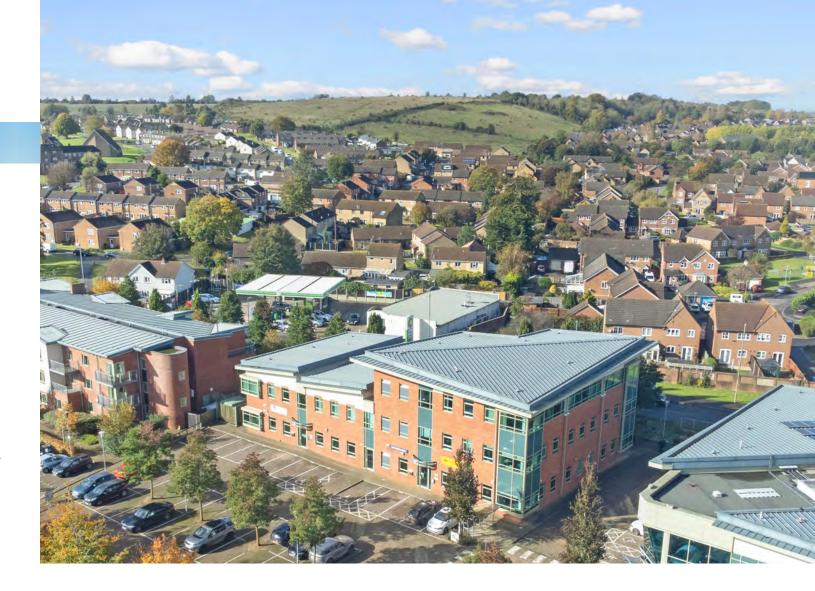
Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

Local amenities include Parkwood Health & Fitness Club with gym and swimming pool, Busy Bees Day Nursery, Hampton Inn Restaurant and Premier Inn hotel, M&S Simply Food convenience store.

Other occupiers in the development include NFU Mutual, Quilter, Handelsbanken and Trethowans Solicitors.

DESCRIPTION

London Road Office Park is Salisbury's premier office development, providing high quality office accommodation. Unit 1 comprises a two storey building available as a whole or in two separate suites. The building has an entrance reception with feature staircase leading to first floor.



- Raised access floors.
- Heating and comfort cooling VRF systems.
- Suspended ceiling with recessed PIR controlled lighting.

- Single lift.
- Male, female and disabled WC provision.
- High quality internal finishes.
- Allocated on site car parking.

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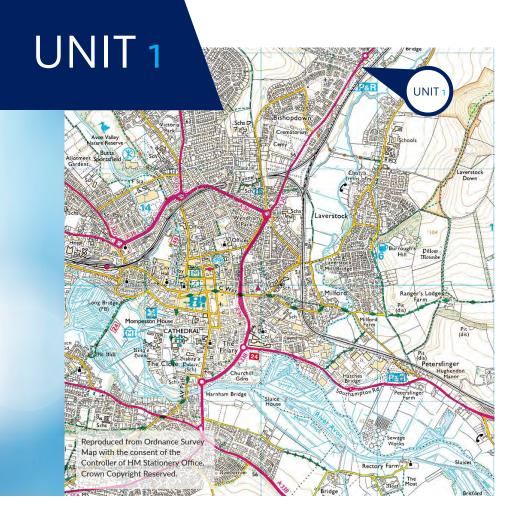












MONEY LAUNDERING REGULATIONS

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 BUINESS 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 website, 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.

ACCOMMODATION

Reception	137 sq ft	12.73 sq m
Ground Floor Offices	2585 sq ft	240.15 sq m
First Floor Offices	2799 sq ft	260.03 sq m
TOTAL	5521 sq ft	512.90 sq m

TENURE

Freehold or New Lease. There is a service charge payable towards the upkeep and maintenance of the common areas of the Office Park.

PRICE

Price on application.

LEASE TERMS

A new full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews.

RENT

As a whole	£82,500 per annum exclusive
Ground Floor	£40,250 per annum exclusive
First Floor	£42,000 per annum exclusive

BUSINESS RATES

The property has the following Rateable Values*:-

Ground Floor £33,750 First Floor £39,000

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

VAT

VAT is payable on the rent.

SERVICES

Mains electricity, 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.

PLANNING

The building has approval for offices within Class E(g), but would also be suitable for other uses within Class E, including medical or health services. 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

Tel: 0300 456 0114.

ENERGY PERFORMANCE

The property has an EPC rating of B47.

House, Bourne Hill, Salisbury, SP1 3UZ.

VIEWING

Strictly by appointment only.

