

## UNIT 1

# London Road OFFICE PARK



For Sale or To Let

Prime Offices in  
Salisbury's Premier  
Office Development

2585 sq ft to 5521 sq ft (240.15 to 512.90 sq m)

London Road, Salisbury, SP1 3HP



# UNIT 1

## 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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