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Regulated by RICS

TO LET - SALISBURY, WILTSHIRE

**5,030 ft² (466.92 m²) TRADE COUNTER/
INDUSTRIAL/WAREHOUSE UNIT c. 5.5m EAVES
CHURCHFIELDS INDUSTRIAL ESTATE, SALISBURY**



**UNIT 1 GLENMORE BUSINESS PARK
TELFORD ROAD
CHURCHFIELDS INDUSTRIAL ESTATE
SALISBURY
SP2 7PH**

CHARTERED SURVEYORS & VALUERS
COMMERCIAL PROPERTY CONSULTANTS

LOCATION

The property is situated in a prominent position facing onto Telford Road as you enter Glenmore Business Park, part of the established Churchfields Trading Estate in Salisbury. Road communications are closely linking with London via the A303 and Southampton and Portsmouth via the A36 and M27, Bristol via the A36 and Exeter via the A303. Salisbury town centre is approximately half a mile distant. Tool Station is situated opposite and the adjoining unit is occupied by JSC Edmundson electrical trade counter.

DESCRIPTION

The property comprises a semi-detached former trade counter industrial/warehouse unit constructed approximately 20 years ago. The property is of clear span steel portal frame with part profile clad and part brick/blockwork elevations under a profile panel pitched roof with translucent panels. There is an electric up and over loading door and secure visitor/personnel door to the front and two fire escape personnel doors to the rear elevation. The property is fitted with a cloakroom/wc, small office and kitchenette, gas heating and sodium lighting, 3-phase electricity supply.

ACCOMMODATION

The accommodation comprises the following approximate areas:

Internally

Internal Width	59'0"	(17.99m)
Internal Depth	85'3"	(25.98m)
Floor area approx. gross internal	5,030 ft ²	(467.29 m ²)
Minimum Eaves	18'0"	(5.5m)

Externally

Car Parking and loading area with access over the estate road off Telford Road. 10 No. allocated car parking spaces.

RATING

The property is listed on the VO Agency website described as "Warehouse and Premises with a Rateable Value of £27,250 (April 2017). We would recommend interested parties make enquiries of the local authority to verify the business rates payable and to establish the position in respect of appeals, transitional or small business rate relief.

PLANNING

The property has formerly been used for a Jewson trade counter. Interested parties should make their own enquiries of North Dorset Planning Authority as to the suitability of their prospective use.

LEASE

A new full repairing and insuring lease is available on terms to be agreed. A proportional service charge is payable for the upkeep of the estate.

RENT

£37,750 per annum exclusive.

LEGAL COSTS

Ingoing tenant to be responsible for the landlord's reasonable fees incurred in the transaction.

EPC

The property has an Energy Performance Certificate rating of Band C. The full EPC and Recommendations Report are available upon request.

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING

STRICTLY by appointment through **Simon Walsham** at **JAMES & SONS** – Tel: **01202 673131**, Fax: **01202 660143**.
e-mail: properties@jamesandsons.co.uk

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