



Equity Chambers  
249 High Street North,  
Poole, BH15 1DX

Tel 01202 673131  
Fax 01202 660143  
DX 07612 Poole  
Email [properties@jamesandsons.co.uk](mailto:properties@jamesandsons.co.uk)

Regulated by RICS

## TO LET - SALISBURY, WILTSHIRE

**5,030 ft<sup>2</sup> (466.92 m<sup>2</sup>) 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 <sup>2</sup>	(467.29 m <sup>2</sup> )
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 Jenson 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](mailto:properties@jamesandsons.co.uk)

#### IMPORTANT NOTE

THESE PROPERTY PARTICULARS ARE INTENDED AS **GENERAL GUIDANCE** FOR PROSPECTIVE LESSEES OR PURCHASERS. THEY DO NOT CONSTITUTE ALL OR ANY PART OF AN OFFER OR CONTRACT. JAMES AND SONS, EITHER FOR THEMSELVES OR AS AGENTS ON BEHALF OF THE LESSOR OR VENDOR GIVE NO WARRANTY AS TO THE ACCURACY OF ANY OF THE INFORMATION CONTAINED HEREIN.

ALL DESCRIPTIONS, MEASUREMENTS, REFERENCES TO CONDITION AND STATEMENTS AS TO PLANNING USE AND PERMISSIONS OR OTHER MATTER CONTAINED IN THESE PARTICULARS ARE GIVEN IN GOOD FAITH AND ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED AND SHOULD NOT BE RELIED UPON AS FACT WITHOUT INDEPENDENT VERIFICATION. NO PERSON IN THE EMPLOYMENT OF JAMES AND SONS HAS ANY AUTHORITY TO MAKE ANY REPRESENTATIONS OR WARRANTY (VERBAL OR OTHERWISE) IN RESPECT OF THIS PROPERTY AND ANY INTENDING LESSEE(S) OR PURCHASER(S) SHOULD MAKE THEIR OWN INDEPENDENT ENQUIRY AND INVESTIGATIONS AND INSPECTIONS TO VERIFY THE ACCURACY OR OTHERWISE OF ANY INFORMATION.

AT NO TIME HAS ANY STRUCTURAL OR OTHER SURVEY BEEN CARRIED OUT AND NO SERVICES OR APPLIANCES HAVE BEEN TESTED. INTERESTED PARTIES SHOULD SATISFY THEMSELVES AS TO THE STRUCTURAL INTEGRITY OF THE PROPERTY AND THE CONDITION AND WORKING ORDER OF ALL SERVICES, APPLIANCES, FIXTURES AND FITTINGS.



**PEOPLE AND PROPERTY SINCE 1873**