

The Crescent

SOLSTICE PARK | AMESBURY



A purpose built contemporary office campus, strategically located in the centre of Southern England

FOR
SALE
FREEHOLD



The Crescent

DESCRIPTION

The Crescent comprises a development of two contemporary designed office buildings on a self contained site.

The site extends to 3.45 acres (including 0.65 acres of structural landscaping) and there is a further parcel of expansion land of 1.3 acres.

Units 1 & 2 each comprise 11,334 sq ft, arranged over ground, first and second floors. Each building has full height glazed elevations and provides predominantly open plan office accommodation with the benefit of raised access floors. They are serviced by an 8 person passenger lift, WC facilities on each floor, together with kitchenettes, shower rooms and accessible toilet facilities.

The site has been laid out and landscaped to include paved car parking areas.

The remainder of the site is currently undeveloped, although the planning consent for the development of 7 buildings remains extant. This provides for the development of one further detached 3 storey building and The Crescent of 4 further buildings, designed to provide an additional 43,394 sq ft.

The expansion land is currently undeveloped and forms part of the original allocated employment land forming Solstice Park.

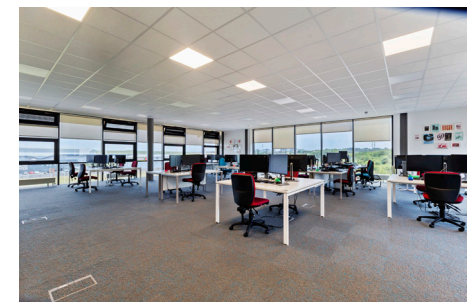
This self contained site offers the potential to develop additional buildings independently or as an extension to the main site.

The permitted use is as offices within Class E only. The property might be suitable for a range of other uses including retail, leisure and medical services and may also lend itself to residential development, care home or educational use, subject to the appropriate planning approvals.



Existing buildings of 22,000 sq ft with consent to extend up to 66,000 sq ft all on a site of 3.45 acres.

Potential range of other uses to include residential, care or medical services, education, hotel or leisure.



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LOCATION

Solstice Park is strategically located with direct access onto the A303 South West trunk route. It connects to London via the M3 (85 miles) and to the south west and Exeter (90 miles).

Salisbury is 8 miles to the south and Andover 11 miles to the east.

Major employers in the area include Qinetiq at neighbouring Boscombe Down, UKHSA and DTSL at Porton Down.

Solstice Park is home to a wide range of industrial and distribution occupiers including T J Morris, Muller Milk, Greggs and Cubic Defence. Services on the Park include Holiday Inn Hotel, Petrol station and Coop convenience store, Electric charging station. Food offer includes Costa, Greggs and McDonald's.



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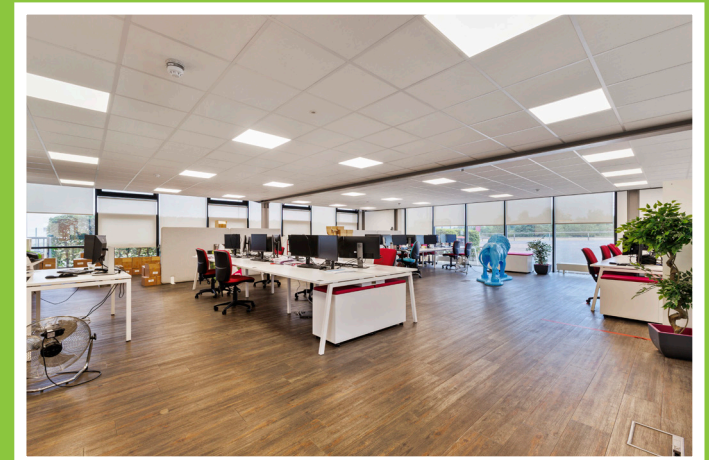
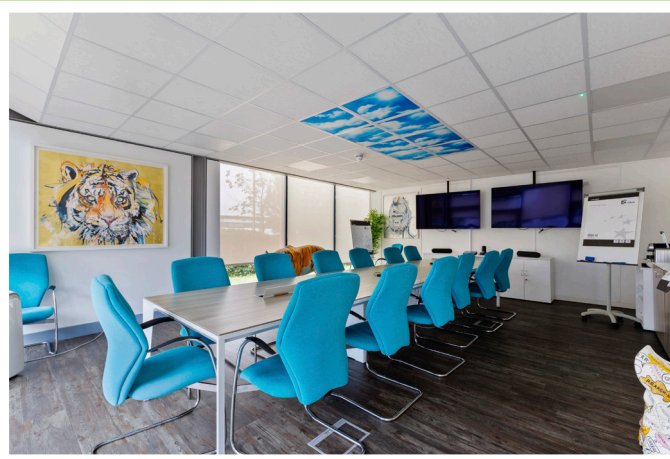
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A hugely versatile modern office complex for sale freehold





ACCOMMODATION

Unit 1

Building 1 11,352 sq ft (1,071.32 sq m)

Unit 2

Building 2 11,551 sq ft (1,073.08 sq m)

Main Site Area

Plot C2 2.8 acres (1.13 ha)

Structural landscaping

Plot C4A 0.65 acres (0.26 ha)

Additional Site Area

Plot C4A 1.3 acres (0.53 ha)



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TENURE

Freehold.



GUIDE PRICE

On application.

VAT

VAT payable on sale price.

BUSINESS RATES

Rateable Value: £175,000.*
 Rates payable to year ending 31/03/26: £97,125
 *Interested parties should satisfy themselves that the Rateable Value Rates Payable are correct.

SERVICES

Mains electricity, water, drainage available.

EPC's

The property has an EPC rating of C71.

VIEWING

Strictly by appointment only through the agent.



Disclaimer Notice
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