



FOR SALE OR TO LET

Rural Office & Storage
2429 sq ft (225.65 sq m)

- Open Plan Office Building
- Timber Storage Building
- Good On Site Parking

Blandford Road, Coombe Bissett

Throope Down House Garden Office, Blandford Road, Coombe Bissett, Nr Salisbury, SP5 4LN

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.

The property is situated just off the A354 Salisbury to Blandford Road, approximately 6 miles south west of Salisbury and on the edge of the village of Coombe Bissett.

The property occupies an attractive countryside location, with fantastic views across Cranborne Chase.

DESCRIPTION

The property comprises a detached single storey office building of timber frame with timber clad elevations under a pitched roof. It is arranged as principally open plan office space and serviced by a WC and shower room. It has Category II lighting, carpeting and power and data distribution through perimeter trunking and floor boxes. There is oil fired central heating.

A separate timber frame and clad storage building, with double loading doors, strip lighting, 2.3 metres clear height.

Between the buildings there is an area for parking and loading.

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.

PLANNING

The property has consent to be used as an office within Class E(g). 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 House, Bourne Hill, Salisbury, SP1 3UZ. Tel: 0300 456 0114.

ACCOMMODATION

Office	1361 sq ft	(126.44 sq m)
Store	1068 sq ft	(99.23 sq m)

TENURE

Freehold or New Lease.

There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

PRICE

£225,000.

LEASE TERMS

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

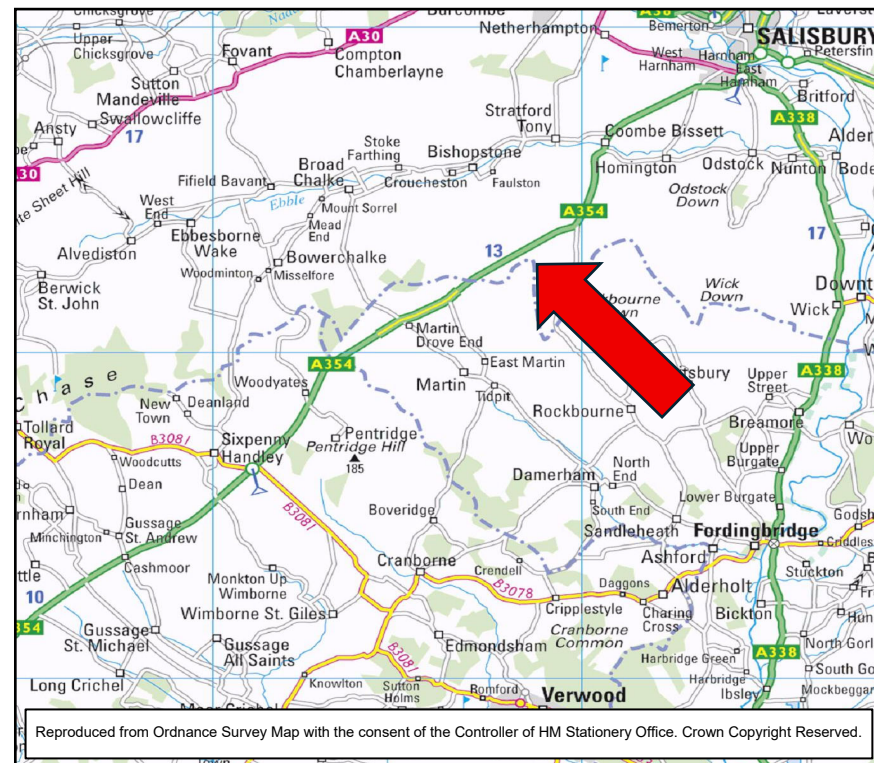
RENT

£12,500 per annum exclusive.

VAT

Price/rent exclusive of VAT (if applied).

Code for Leasing Business 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 web-site, www.rics.org.



BUSINESS RATES

To be assessed.*

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

SERVICES

Mains electricity, private 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.

ENERGY PERFORMANCE

The property has an EPC rating of D79.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18699

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