



TO LET

Former Grain Store Premises
2925 sq ft to 7402 sq ft
(271.72 to 687.67 sq m)

- Two Self Contained Storage Units
- Available Individually or as One
- Suitable for Commercial Storage Uses
- Easily Accessed from the A350
- Practical Loading Area
- Flexible Lease Terms Available

Pertwood Manor Farm, Hindon

Units 1 & 2, Pertwood Manor Farm, Hindon, Nr Salisbury, SP3 6FF

LOCATION

The properties are situated at Pertwood Manor Farm, a working farm, easily accessed off of the A350. The A350/A303 junction is within 1.5 miles, with the towns of Warminster 7 miles to the north and Shaftesbury 9 miles to the south.

DESCRIPTION

The property comprises two former grain store premises.

The buildings are of basic specification with profile steel elevations with corrugated asbestos roofs.

The floors are of concrete construction and internally the buildings provide open plan storage with eaves height of 4.91 m.

Unit 1 is accessed by a manual roller shutter door and Unit 2 by two recently installed electric roller shutter doors.

Externally, there is a hardstanding that provides ample room for loading access and parking.

PLANNING

The properties have consented planning for B8 (storage and distribution) uses. 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.

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.

ACCOMMODATION

Unit 1	2925 sq ft	(271.72 sq m)
Unit 2	4447 sq ft	(415.95 sq m)
Total	7402 sq ft	(687.67 sq m)

LEASE TERMS

The properties are available on separate new full repairing and insuring lease for terms to be agreed, subject to periodic upward only rent reviews.

RENT

Unit 1	£14,750 per annum exclusive.
Unit 2	£22,500 per annum exclusive.

VAT

VAT is not payable on the rent.

BUSINESS RATES

To be assessed.*

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

SERVICES

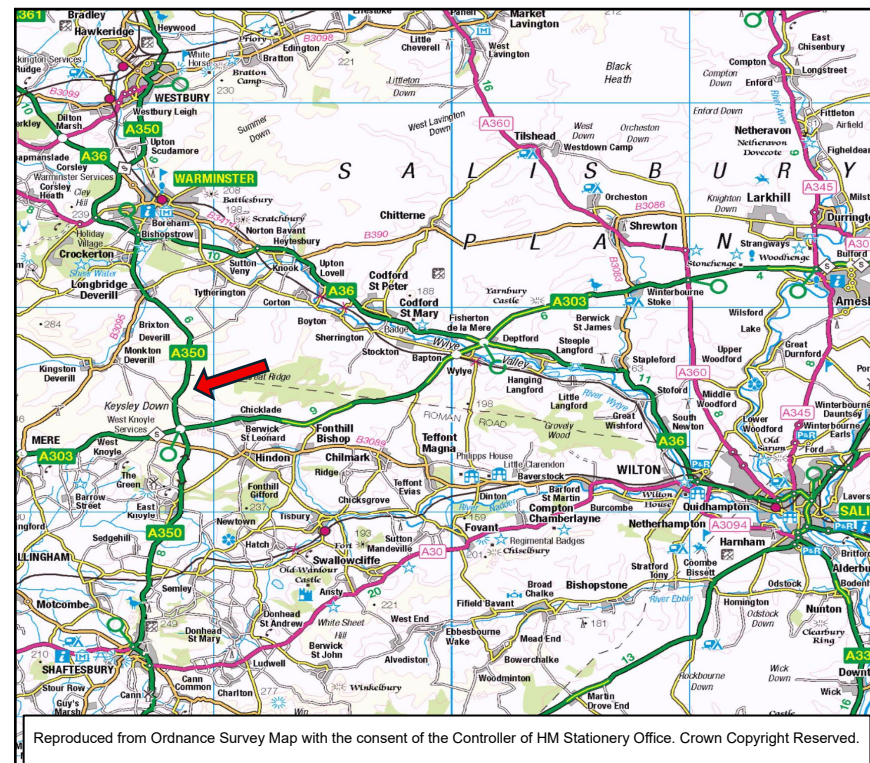
Each unit has an electricity supply and access to an on site WC.

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

An EPC is not required for these properties.

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.



VIEWING

Strictly by appointment only.

Ref: GM/JW/20083

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