

### TO LET

Factory/Warehouse Unit  
12,198 sq ft (1,133.19 sq m)  
Plus Mezzanine

- Substantial Factory/Warehouse Unit
- Forecourt Parking/Loading
- Roller Shutter Loading Door

# Milford Trading Estate, Salisbury

Unit 2, Milford Trading Estate, Blakey Road, Salisbury, SP1 2UD

## 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.

Milford Trading Estate is situated on the eastern side of Salisbury City Centre and has easy access onto the A36 Southampton/Bristol Trunk Road. The Trading Estate is home to a number of other industrial occupiers including Castles Technology and Lascar Electronics.

## DESCRIPTION

The property comprises a modern industrial/warehouse unit of steel frame construction with brick elevations under an insulated profile steel roof. A forecourt provides parking and loading areas.

The unit is currently fitted with a first floor providing additional storage space. The unit has a roller shutter loading leading to loading space with access to the mezzanine, including a pallet gate. The unit has a minimum eaves height of 18' 7" (5.66 m).

**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

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

Ground Floor **12,198 sq ft** (1,133.19 sq m)  
Mezzanine Floor **11,942 sq ft** (1,109.41 sq m)

**Total 24,140 sq ft (2,242.61 sq m)**

## TENURE

Assignment.

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

## LEASE TERMS

The property is held under a lease for a term of 6 years with effect from 11 April 2022, expiring on 10 April 2028. The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

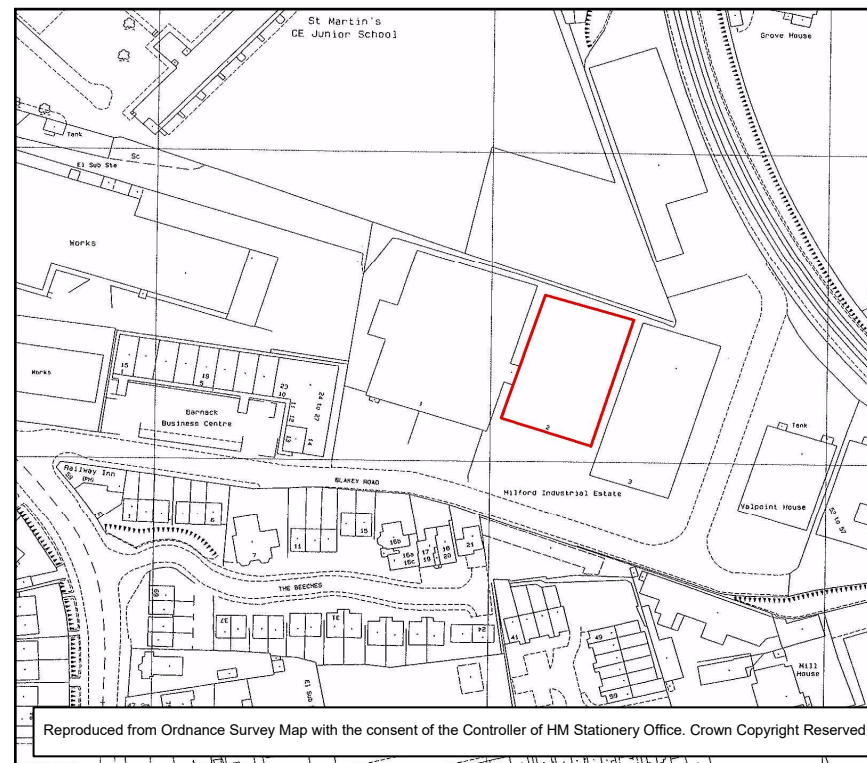
## RENT

The current passing rent is £91,500 per annum exclusive.

## VAT

VAT is payable on the rent.

**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](http://www.rics.org).



## BUSINESS RATES

Rateable Value: £72,500.\*

Rates payable for year ending 31/03/27: £34,800.

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

## SERVICES

Mains electricity (3 phase), gas, 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 B41.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/3298-2

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