



## UNIT 4 THE WOODFORD CENTRE, OLD SARUM, SALISBURY

Modern end of terrace business unit providing warehousing, light workshop/assembly and office accommodation 7,225 sqft (671.17 sqm)

- | Views over historic grass airfield
- | 9 parking spaces
- | Salisbury 2.7 miles / A303 (Amesbury) 7.5 miles

WILTSHIRE, SP4 6BU

FOR SALE / TO LET

**WOOLLEY  
& WALLIS**

## Location

The Woodward Centre comprises small development of 8 units accessed off Lysander way to the south of the Portway, just a short distance from a main Kia dealership. Old Sarum Park, which is situated to the north of the historic Old Sarum Airfield, is a well established commercial hub lying just 2.7 miles to the north of Salisbury City Centre. Amesbury/ the A303 are situated some 7.5 miles to the north via the A345.

## Description

The premises comprise a modern end of terrace business unit of steel portal frame construction with part brick/ block and part profile steel clad elevations under a pitched roof. Although predominantly glazed, the front elevation of the unit incorporates a large sectional up-and-over loading door serving the main full height warehouse area which has a mezzanine at the rear. The remainder of the ground floor provides a mix of light workshop/assembly areas, a meeting room, kitchenette and WC facilities. The first floor currently offers mainly office accommodation in a range of open plan and private office areas with excellent natural light and views of the historic grass airfield. There are five parking spaces to the front of the property to the right hand side of the loading door and four further spaces in a parking bay immediately opposite.

## Accommodation

Approximate Gross Internal Areas

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Warehouse/ workshop	201.72	2,171
Office/ assembly/ staff	208.28	2,242
Mezzanine		
Storage	63.89	688
First Floor		
Office areas	197.28	2,124
Total	671.17	7,225

## Features

- | Loading door (each 4.0 m (w) x 5.4 m (h))
- | Warehouse eaves 6.2 m (20' 4")
- | Height of 2.8 m (9' 2") to u/s of mezzanine
- | Powmatic gas space heater to warehouse
- | Air-con and gas c/heating
- | Offices with suspended ceilings with inset LED lighting and telecoms/ data/ power trunking and vinyl wood effect floor coverings.

## Tenure

**For Sale:** available freehold at a price of £775,000

**To Let:** on a new FRI lease at a rent of £55,000 per annum

We are advised that VAT will be chargeable.

## Business Rates

Rateable Value £50,000

The Small Business (Non-RHL) Multiplier for the year 2026/27 is 43.2 p in the £.

## Services

A service charge is payable to the management company which maintains the common parts of the development. The contribution for the year ending 28 February 2026 is £649.17 plus VAT.

## Services

Mains electricity, gas and drainage are connected to the unit. Water usage (which is metered) is recharged by the management company for the development.

## Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

## Planning

Prospective purchasers must satisfy themselves as to the permitted planning uses for the property.

## Energy Performance Certificate

To follow

## Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)



### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were amended in February 2026.

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