



### TO LET

Industrial/Warehouse Unit  
8064 sq ft (749.17 sq m)

- Good Access to A30 & A345
- Rural Location
- Modern Unit
- Two Storey Offices
- Mezzanine Workshop/Storage
- Forecourt for Loading & Parking

## Bunas Business Park, Lopcombe

Unit 4, Bunas Business Park, Hollom Down Road, Lopcombe, Nr Salisbury, SP5 1BP



## 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.

Bunas Business Park is situated close to Lopcombe, between the A30 and A343 roads, approximately 9 miles from Salisbury. The A343 links to the A303 at Andover (10 miles). Hollom Down Road links to the A30 and A343.

## DESCRIPTION

Bunas Business Park comprises a small development of modern industrial/warehouse units.

Unit 4 is an industrial/warehouse building providing workshop/warehouse space with good quality office accommodation. The main building is of blockwork construction with steelframe trussed roof, clad in PVC coated profile steel sheeting. A two storey office block provides individual offices, finished to a good quality including fitted carpets, central heating and suspended ceilings with recessed Category II lighting to most areas. There are male and female cloakroom and kitchen facilities. The workshop is fitted with substantial mezzanine floor bridges, providing additional storage/workshop space. The site provides allocated car parking and loading areas.

**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 Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, SP10 3AJ. Tel: 01264 368000.

## ACCOMMODATION

### Ground Floor

Workshop **5,247 sq ft** ( 487.45 sq m)  
Offices **1,960 sq ft** ( 182.08 sq m)

### First Floor

Offices **857 sq ft** ( 79.61 sq m)  
Mezzanine **2,981 sq ft** ( 276.93 sq m)

**Total 11,044 sq ft (1025.99 sq m)**

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews. There is a service charge for the maintenance and upkeep of the common areas of the development.

## RENT

£39,500 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

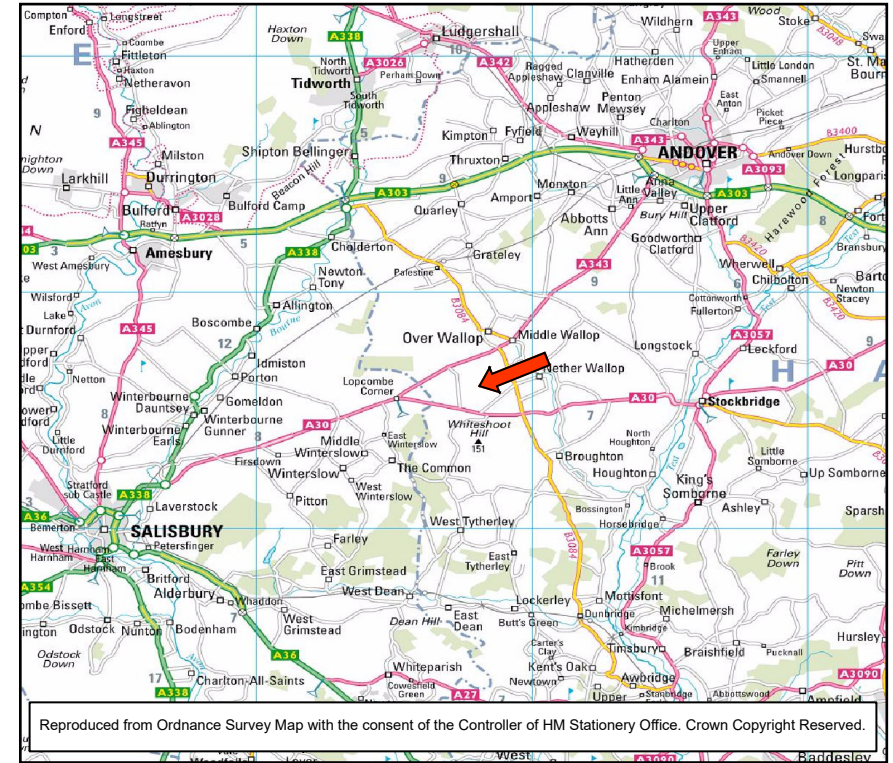
## BUSINESS RATES

Rateable Value: £53,000.\*

Rates payable for year ending 31/03/26: £29,415.

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

**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).



## SERVICES

Mains electricity (3 phase), water and private 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 C73.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/16964-4

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