

## TO LET

Industrial/Warehouse Unit  
1904 sq ft (176.88 sq m)

- Strategic Business Park Adjacent to A303
- Modern Mid Terrace Warehouse Unit Built 2006
- Minimum Eaves Height 6 m
- First Floor Fitted Office
- Allocated Parking

# Solstice Park, Amesbury

Unit 214, The Beacon Centre, Solar Way, Solstice Park, Amesbury, SP4 7SZ

## LOCATION

Amesbury is a market town 9 miles North of Salisbury serving the day to day shopping needs of the resident population of 13,000 and a county population of 510,300 approximately (Source: 2021 Census), including the surrounding villages and the nearby military establishments at Boscombe Down, Larkhill, Bulford Camp and Durrington.

The Beacon Centre is situated at Solstice Park, a 160 acre mixed use Business Park, strategically located with direct access to the A303 dual carriageway at Amesbury. The development comprises 15 industrial and warehouse/trade counter units and 3 detached office/R & D buildings.

## DESCRIPTION

The property comprises a modern industrial/warehouse unit of steelframe construction with insulated PVC coated cladding to walls and roof. The unit has a 3.4 x 4 m (high) loading door and minimum eaves height of 6 m.

The unit has a glazed showroom style entrance, first floor fitted office area and WC and kitchenette facilities. The unit has allocated car parking spaces and a dedicated loading area in a high quality landscaped environment.

**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	<b>1258 sq ft</b>	(116.87 sq m)
First Floor	<b>646 sq ft</b>	( 60.01 sq m)
<b>Total</b>	<b>1904 sq ft</b>	<b>(176.88 sq m)</b>

## TENURE

Assignment.

## LEASE TERMS

The property is held on a full repairing and insuring lease for 5 years with effect from 1 May 2023. There is a service charge payable towards the upkeep and maintenance of the common areas of the Business Centre.

## RENT

The current passing rent is £17,000 per annum exclusive.

## VAT

VAT is payable on the rent.

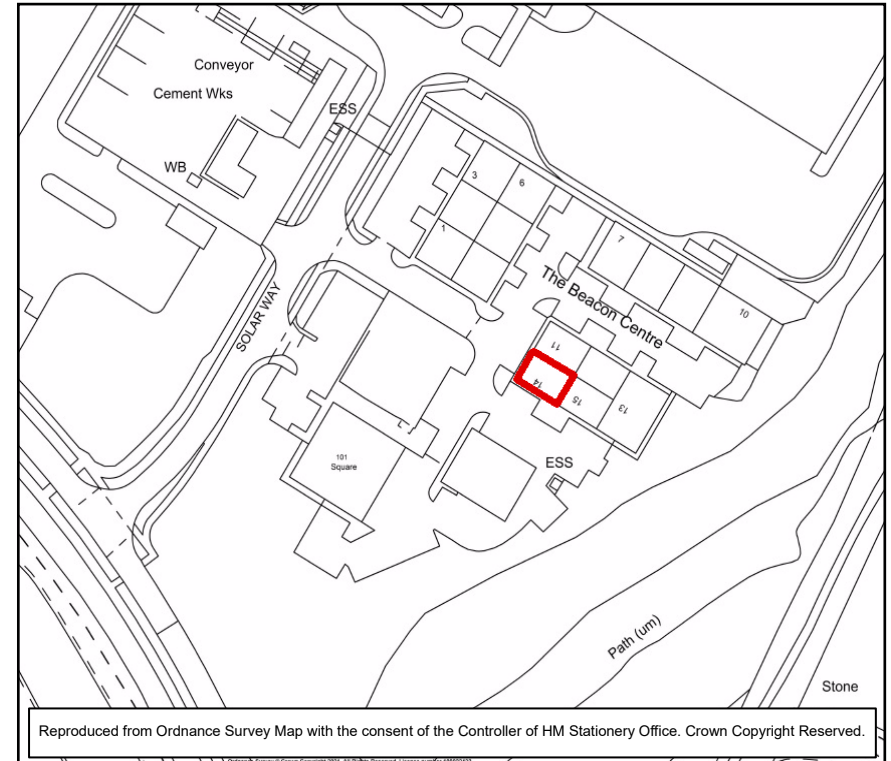
## BUSINESS RATES

Rateable Value: £16,000.\*

Rates payable for year ending 31/03/27: £6,912.

\*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, 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 C52.

## VIEWING

Strictly by appointment only.

Ref: DS/JW/16676-214BC

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