

TO LET

Industrial/Warehouse/Office Unit
2751 sq ft (255.57 sq m)

- Popular Business Centre
- Easily Accessible from the A303
- Modern End of Terrace Unit
- Structural Mezzanine Floor providing Additional Storage
- High Quality Offices
- Dedicated Loading Bay & Parking

The Beacon Centre, Solstice Park, Amesbury

Unit 206, 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 end of terrace industrial/warehouse unit with fitted offices. The building is of steel portal frame construction with insulated PVC coated clad elevations and roof.

The warehouse/workshop space is served by an up and over loading door. At first floor there are well appointed offices and a kitchen. The offices benefit from suspended ceilings with recessed LED lighting, part air conditioning, perimeter trunking and fitted carpets. A mezzanine floor with a loading gate provides additional storage.

A forecourt provides dedicated loading access and there are 5 parking spaces.

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

The development has planning consent for B1 (light industrial), B2 (general industrial) and 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.

ACCOMMODATION

Ground Floor	1564 sq ft	(145.29 sq m)
First Floor		
Offices	774 sq ft	(71.90 sq m)
Mezzanine	413 sq ft	(38.37 sq m)
Total	2751 sq ft	(255.57 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 payable towards the upkeep and maintenance of the common areas of the Business Centre.

RENT

£23,000 per annum exclusive.

VAT

VAT is not payable on the rent.

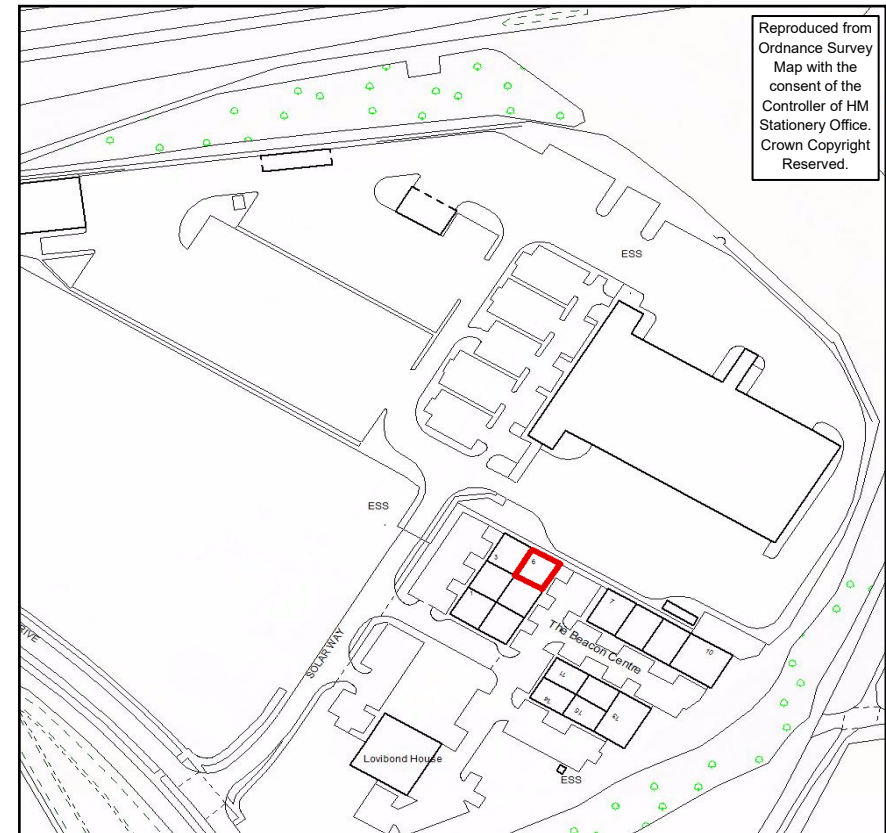
BUSINESS RATES

Rateable Value: £19,500.*

Rates payable for year ending 31/03/27: £8,424.

*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.



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 C62.

VIEWING

Strictly by appointment only.

Ref: GM/JW/16676-206BC

Disclaimer Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.