



TO LET

Office Suite
988 sq ft (97.78 sq m)

- Modern Offices
- Edge of City Location
- On Site Parking
- Air Conditioning
- Flexible Terms

Boathouse Meadow Business Park, Salisbury

Suite 5, Endeavour House, Boathouse Meadow Business Park, Cherry Orchard Lane, Salisbury, SP2 7LD

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.

Boathouse Meadow Business Park is a modern business park located at the western end of Churchfields Industrial Estate, overlooking the River Nadder. It benefits from good access to the City Centre, Railway Station and inner Ring Road.

DESCRIPTION

Endeavour House comprises a modern detached office building arranged to provide a mixture individual and open plan serviced offices on two floors. An entrance reception leads to shared cloakroom and kitchen facilities.

Suite 5 is on the first floor, primarily open plan with a separate meeting room. It has air conditioning providing heating and cooling, fitted carpets and Category II lighting. There is on site car parking.

PLANNING

The premises have consent for offices within Class E, with hours of use between 7.00 am to 7.00 pm Mondays to Fridays and 7.00 am to 1.00 pm on Saturdays. 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.

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.

ACCOMMODATION

Suite 5 **988 sq ft** (97.78 sq m)

LEASE TERMS

A new flexible lease, inclusive of service charge, but exclusive of business rates.

RENT

£18,000 per annum exclusive.

VAT

VAT is payable on the rent.

BUSINESS RATES

Rateable Value: £9,500.*

Rates payable for year ending 31/03/27:

£4,104.**

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

**This property may qualify for Small Business Rates Relief.

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.

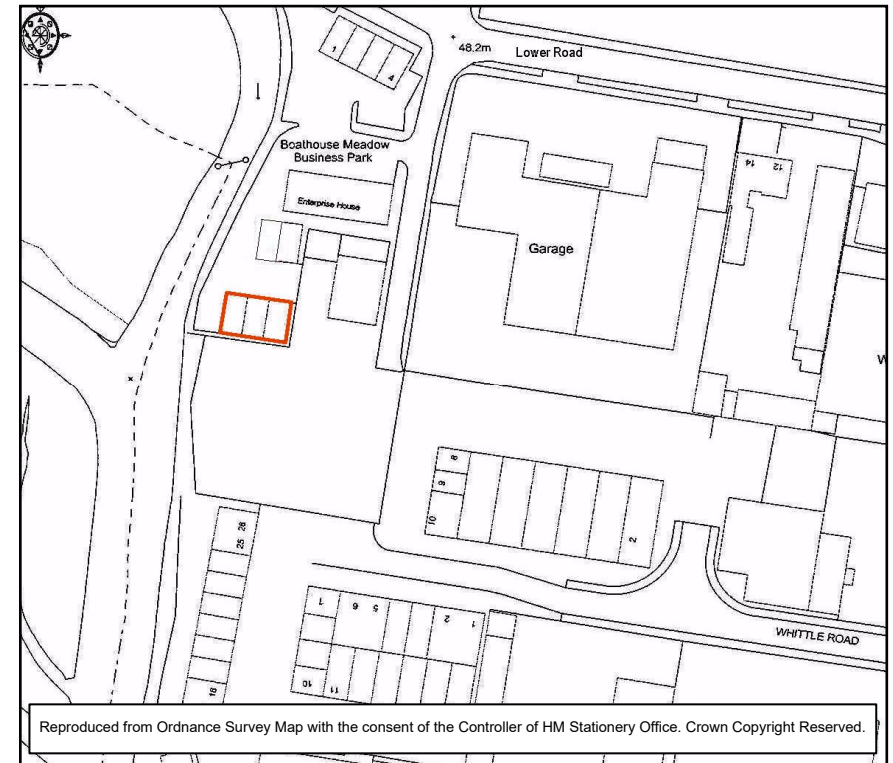
ENERGY PERFORMANCE

The property has an EPC rating of B33.

VIEWING

Strictly by appointment only.

Ref: DS/JW/18387-c



Code for Leasing Business Premises As a 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.

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