

TO LET

Office Suites
From 661 to 1573 sq ft
(61.41 to 146.13 sq m)

- City Centre Location
- Open Plan
- Part Air Conditioned
- Lift Access
- Kitchenette

Bridge Street, Salisbury

Beckett House, Bridge Street, Salisbury, SP1 2LX

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.

DESCRIPTION

Beckett House provides high quality office accommodation arranged as individual suites of open plan offices. It has a portico entrance and hallway, which leads to the first and second floor accommodation, which has lift access. There are shared cloakroom facilities.

Suite 1 provides an open plan office area, a separate private office and kitchen.

Suites 2 & 3 are adjoining and are available to let together or individually. Suite 2 has some internal partitions to form separate offices. The accommodation has perimeter trunking, part suspended ceilings with recessed Category II lighting, central heating and air conditioning.

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.

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 1	928 sq ft	(77.01 sq m)
Suite 2	912 sq ft	(84.72 sq m)
Suite 3	661 sq ft	(61.41 sq m)
Suite 2/3 combined	1573 sq ft	(146.13 sq m)

LEASE TERMS

New full repairing and insuring lease(s) 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 building.

RENT

Suite 1	-	£10,500 per annum exclusive.
Suite 2	-	£11,650 per annum exclusive.
Suite 3	-	£8,450 per annum exclusive.
Suites 2/3	-	£20,000 per annum exclusive.

VAT

Rent exclusive of VAT (if applied).

BUSINESS RATES

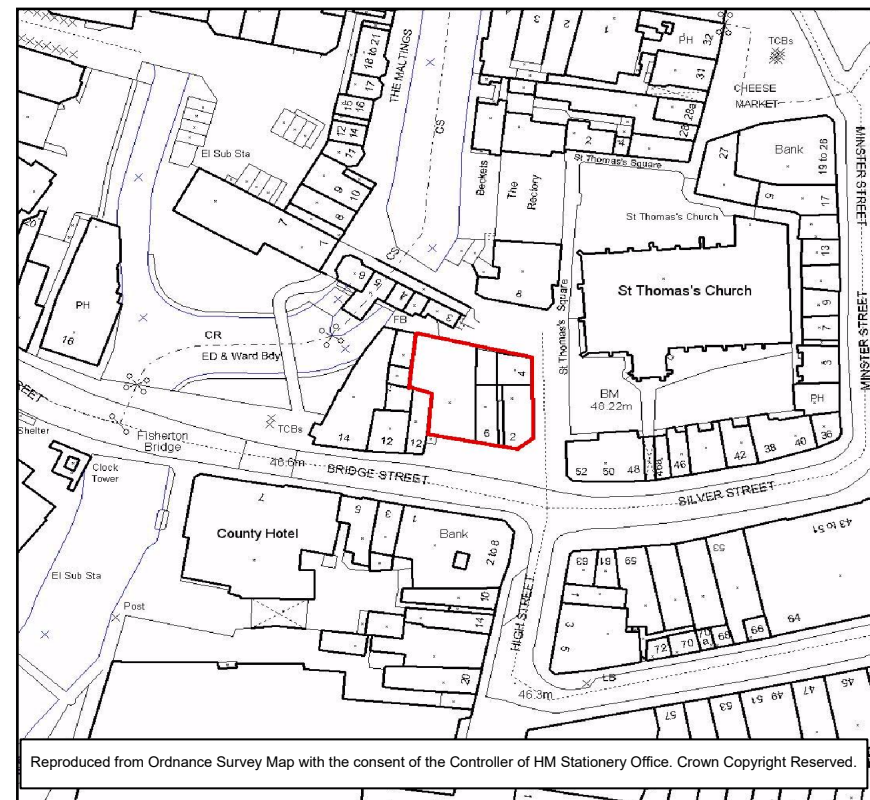
	Rateable Value*	Rates payable for year ending 31/03/26**
Suite 2/3 (as a whole)	£19,000	£9,481
Suite 1	£11,500	£5,738.50

Individual suites to be assessed.

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

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

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.



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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 C65.

VIEWING

Strictly by appointment only.

Ref: DS/JW/9771-1/2/3

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.