



**Unit 11, Paxton Business Centre,  
Whittle Road,  
Churchfields Industrial Estate,  
Salisbury, SP2 7YR**

Industrial/Warehouse Unit

726 sq ft (67.44 sq m)

**To Let**



## LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 39,320 approximately and a Salisbury District population of 114,613 (Source: 2001 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

## SITUATION

Churchfields Trading Estate is conveniently situated close to Salisbury City Centre and the main-line Railway Station.

The Estate was created in the 1960s and remains the City's most established commercial employment area. (The Estate houses many corporate occupiers such as British Telecom, Wessex Water, Scats and Hiflex). There is a strong representation from trade/retail occupiers such as Plumb Center, Builder Center, Magnet, Speedy Tool Hire, Travis Perkins and JT Sydenhams Building Supplies, as well as motor trade dealerships.

Whittle Road is a new service road, accessed via Brunel Road, which is one of the principal service roads onto the Estate from Churchfields Road.

## DESCRIPTION

The property comprises a modern end of terrace industrial unit, constructed in 2000. The unit is arranged to provide ground floor workshop/storage space with first floor fitted office. There are kitchen and cloakroom facilities on the ground floor. There is a gas fired central heating system.

### Features Include:-

- Minimum eaves height 17' (5.2 metres).
- All mains services including 3 phase power.
- First floor office.
- Fitted cloakroom and kitchenette.
- Up and over loading door.
- Allocated on site car parking.

## ACCOMMODATION

Ground Floor	534 sq ft	(49.61 sq m)
First Floor	197 sq ft	(18.30 sq m)
<b>Total</b>	<b>726 sq ft</b>	<b>(67.44 sq m)</b>

## 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 estate. Lessee to pay lessor's proper legal costs in connection with the transaction.

## RENT

£5,720 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

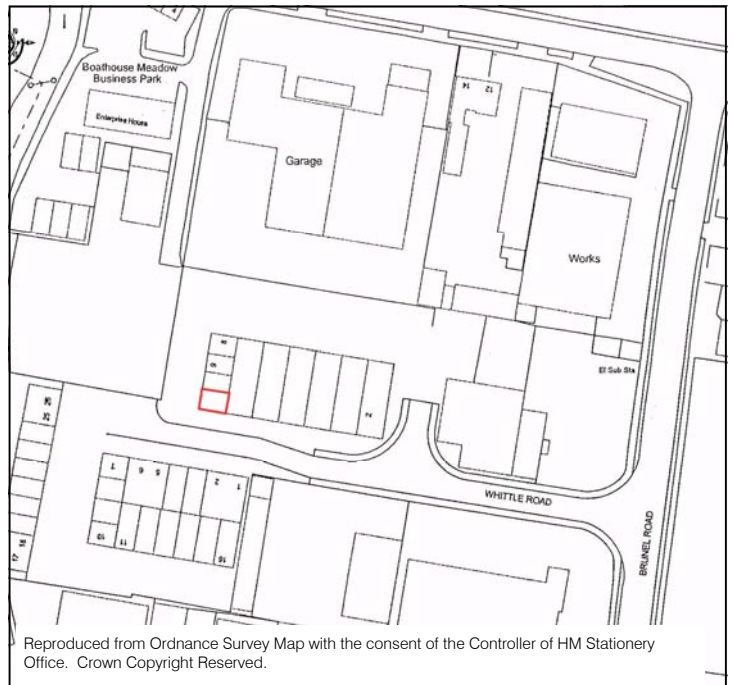
## BUSINESS RATES

To be assessed.

## 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.



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## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, 27-29 Milford Street, Salisbury, SP1 2AP.

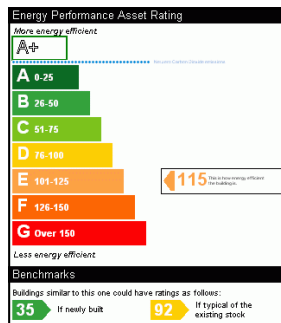
Tel: 01722 434327.

## VIEWING

Strictly by appointment only.

Ref: PH/DS/JW/14896-11P

## ENERGY PERFORMANCE



Regulated by the RICS.



## CODE OF PRACTICE

The Code of Practice on commercial leases 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 from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

## DISCLAIMER

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