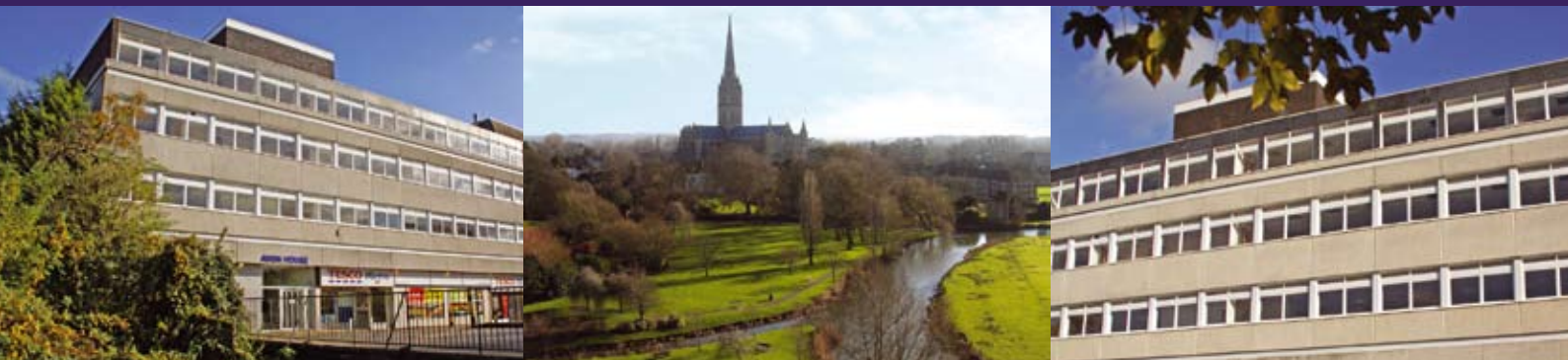


AVONHOUSE

AVON APPROACH, SALISBURY, SP1 3XP



City Centre Office Building with Parking 2,708-9,887 sq ft (251.6-918.5 sq m) To Let

AVONHOUSE

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 mainline Station with frequent services 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

Avon House is situated in the heart of the City Centre, close to the Market Square and all City Centre amenities. Avon Approach links directly to Castle Street and the Central Car Park. The building overlooks The Maltings Shopping Development.



DESCRIPTION

Avon House is a refurbished four storey office building. It is served by a ground floor entrance reception, stairs and lift access to all upper floors. It provides open plan accommodation on first, second and third floors. The building has gas fired central heating.

The accommodation has been refurbished, redecorated and fitted with new carpets. The offices have suspended ceilings with recessed Category II lighting and perimeter trunking.

There is car parking for approximately 25 vehicles in a private car park adjoining the building under separate licence.

ACCOMMODATION

The property is available to let as a whole or individual floors with the following accommodation:

First Floor	4,146 sq ft	385.16 sq m
Second Floor	2,708 sq ft	251.57 sq m
Third Floor	3,033 sq ft	281.76 sq m
Total	9,887 sq ft	918.49 sq m

SERVICES

Mains electricity, 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.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. Property Misdescriptions Act 1991

The Agents for themselves and the Vendors or Lessors of these properties whose Agents they are give notice that: 1. The particulars and any inserts therein do not constitute any part of any offer or a contract. 2. All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the Agents or the Vendors or Lessors. 3. All descriptions, dimensions (which in any event are approximate only), photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them. 4. No person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to these properties.

PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Salisbury District Council Planning Department, 61 Wyndham Road, Salisbury, SP1 3AH. Tel: 01722 434327.

BUSINESS RATES

Whole building - Rateable Value: £96,000.

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews. A service charge is payable for the maintenance and upkeep of the building and common areas. Each party to pay their own legal costs in connection with the transaction.

RENT

On application.

VAT

Rent exclusive of VAT (if applied).

VIEWING

Strictly by appointment through the agent, Myddelton & Major.

Myddelton & Major
 49 High Street Salisbury Wiltshire SP1 2PD
01722 337577
www.myddeltonmajor.co.uk

Code of Practice

You should be aware that the Code of Practice for commercial leases in England & Wales recommend you seek professional advice from a qualified Surveyor, Solicitor of Licensed Conveyancer before agreeing or signing a business tenancy agreement. The Code is available from The Royal Institution of Chartered Surveyors or the web site: www.commercialleasecodeew.co.uk



ENERGY PERFORMANCE

