



UNIT 13 BARNACK BUSINESS CENTRE

Modern ground floor office suite with parking.
440 sq ft (40.9 sq m).

- | Open plan office
- | Air conditioning
- | Convenient for City Centre

SALISBURY, SP1 2LP

£5,000 PA

**WOOLLEY
& WALLIS**

Location

Barnack Business Centre is situated on Blakey Road which is accessed off Tolgate Road. From Tollgate Road there is access to the A36 Southampton Road at the junction by the Mercedes Benz dealership. The City Centre is within a 10 to 15 minute walk.

Description

The premises comprise a ground floor office suite on Barnack Business Centre, a purpose built courtyard style office development constructed in the late 1980s. The suite is carpeted and has a suspended ceiling incorporating a Fujitsu air conditioning unit providing heating and cooling. The accommodation is open plan with a partitioned kitchen area and a single WC/cloakroom. There is one allocated parking space.

Accommodation

Approximate Net Internal Areas	m ²	ft ²
Open plan office	40.9	440

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed.

Rent

£5,000 per annum

Rent is exclusive of VAT (understood to be applicable), buildings rates (if applicable), buildings insurance, estate service charge and all other outgoings.

Services

A service charge is payable covering the maintenance of the buildings and common parts of the estate. The service charge contribution for the current year and the insurance contribution are to be confirmed.

Services

We understand that all mains services are connected to the property although gas is not currently in use.

Business Rates

Rateable Value £4,100.

Note: From 1 April '23 the Rateable Value will increase to £4,750

The Small Business Rate Multiplier for the year 2022/23 is 49.9 p in the £. However, where the Rateable Value is £12,000 or less, eligible ratepayers will receive 100% small business rate relief and therefore no rates will be payable.

Caution

Woolley & Wallis Commercial have not tested the services mentioned in these particulars.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to pay their own.

Code of Practice

You should be aware that the Code of Practice on commercial leases in England and Wales recommends that 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 website www.commercialleasecode.co.uk.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement.

Energy Performance Certificate



Viewing

Strictly by appointment only through Woolley & Wallis Commercial (01722 330333)

AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in August 2023.

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