



TECHNOLOGY HOUSE, HIGH POST BUSINESS PARK PARK

Three new office suites available on flexible lease terms
Each approx 434 sq ft (40.3 sq m)

- | Minimum occupancy period of 6 months
- | Inclusive rent*
- | Salisbury 4 miles/A303 only 3.8 miles
- | Access to high speed broadband

SALISBURY, SP4 6AT

£1,000 pcm inc

**WOOLLEY
& WALLIS**

Location

High Post Business Park is conveniently situated just 4 miles north of Salisbury City centre on the A345 Salisbury to Amesbury road, a drive time of around 10 minutes. It lies just 3.8 miles south Amesbury and the junction with the A303 which provides a dual carriageway link to the M3/London and Exeter/West Country.

Description

Technology House is prominently situated close to the entrance to the business park and comprises a modern two storey building with profile steel clad elevations incorporating ribbon windows providing excellent natural light. It has a well presented, fully glazed entrance/lobby with visitor seating. Suite 4A will be partitioned to provide three new office suites, each with its own access off an internal corridor which are to be offered on flexible lease terms. The specification will include new partitioning, fitted carpets, air conditioning, suspended ceilings with recessed LED lighting and perimeter trunking for data and telecomms. There are male and female WC cloakrooms in the building as well as shared kitchenette facilities on the ground floor. There is on site allocated parking on site.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
Suite 4A		
Each suite approx	40.3	434

Leases

The suites are to be let on new flexible 12 month tenancy agreements whereby tenants can determine the agreement after the 6 month of the term by serving not less than 1 month's written notice. Tenants will be responsible for maintaining the suites in good decorative order and for all minor non-structural repairs.

Longer leases are available, if required.

Rent

£1,000 per calendar month plus VAT.

Rent is inclusive of service charge, electricity, water and all other outgoings with the exception of telecomms and broadband. *See comments with regard to Business Rates below.

Rent Deposit

£1,200

Business Rates

Rateable Values are to be assessed. However, it is anticipated that the assessments will fall under the threshold for business rates (currently £12,000) thereby

enabling qualifying tenants to benefit from Small Business Rate Relief (currently 100%).

Services

We understand that mains electricity, water and drainage are connected to the building.

Caution

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

Legal Costs

A charge of £225 plus VAT is payable to the landlord towards the cost of setting up the lease upon receipt of which the Tenancy Agreement will be prepared and issued direct to prospective tenants.

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

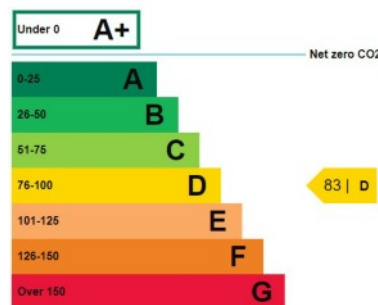
References

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

Energy Performance Certificate

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

Viewing

Strictly by appointment only through Woolley & Wallis

AGENT'S NOTES

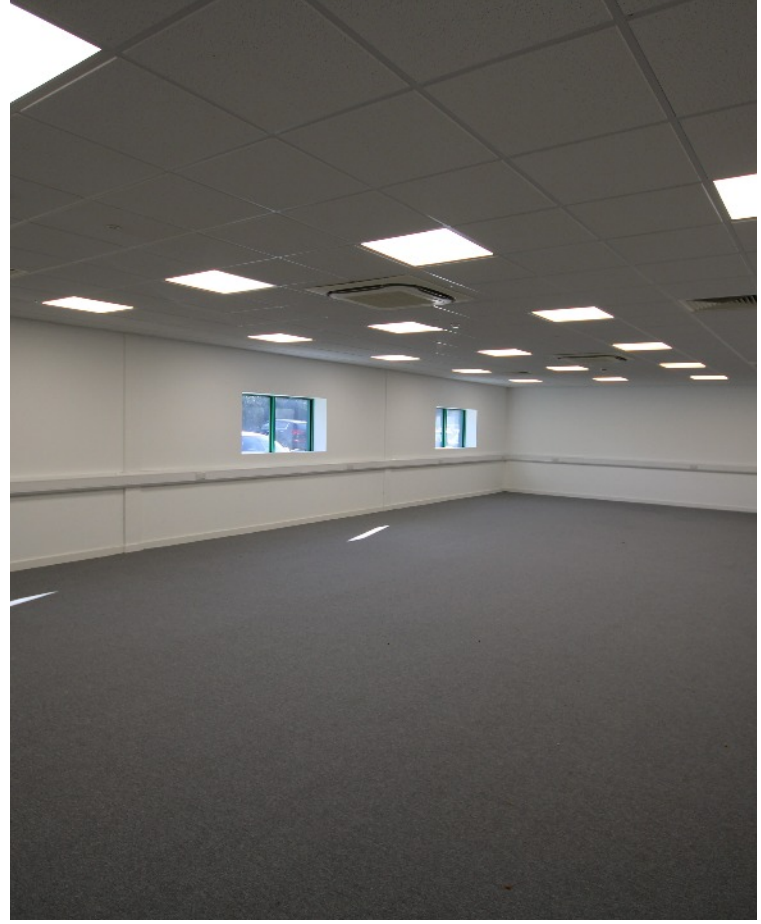
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**WOOLLEY
& WALLIS**



Entrance Lobby



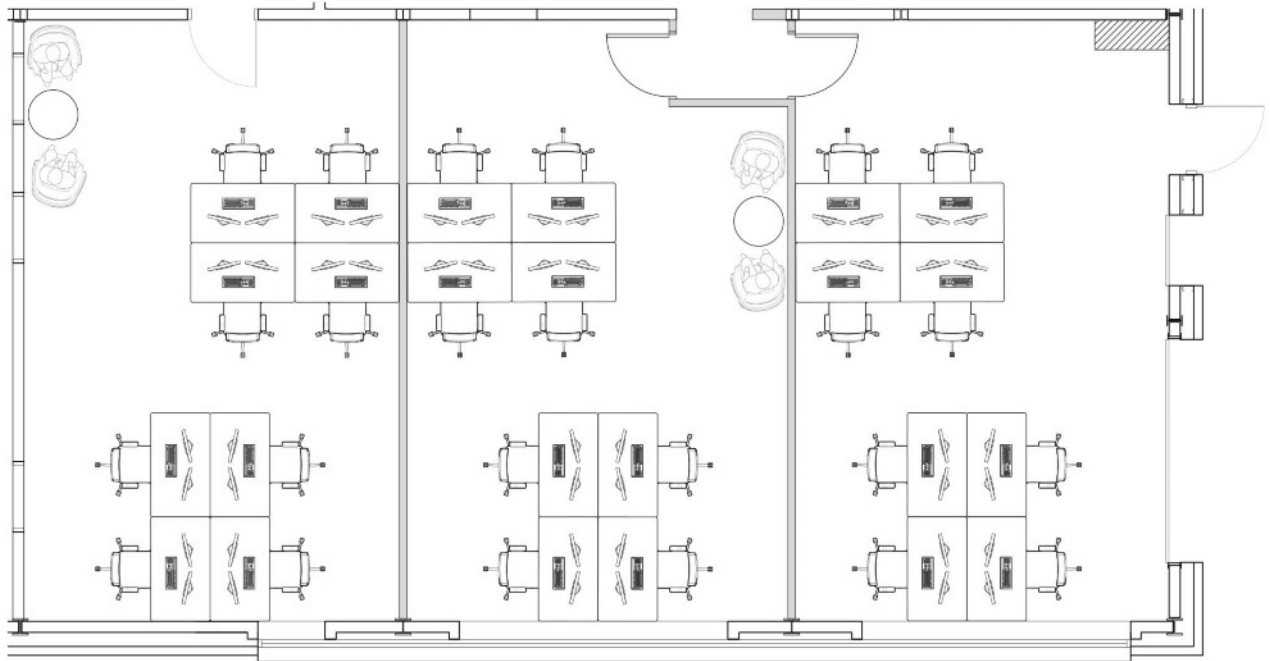
Suite 4A (prior to partitioning)



Suite 4A (prior to partitioning)



Gents Cloakroom



001 Proposed Demise Split
Scale: 1:50

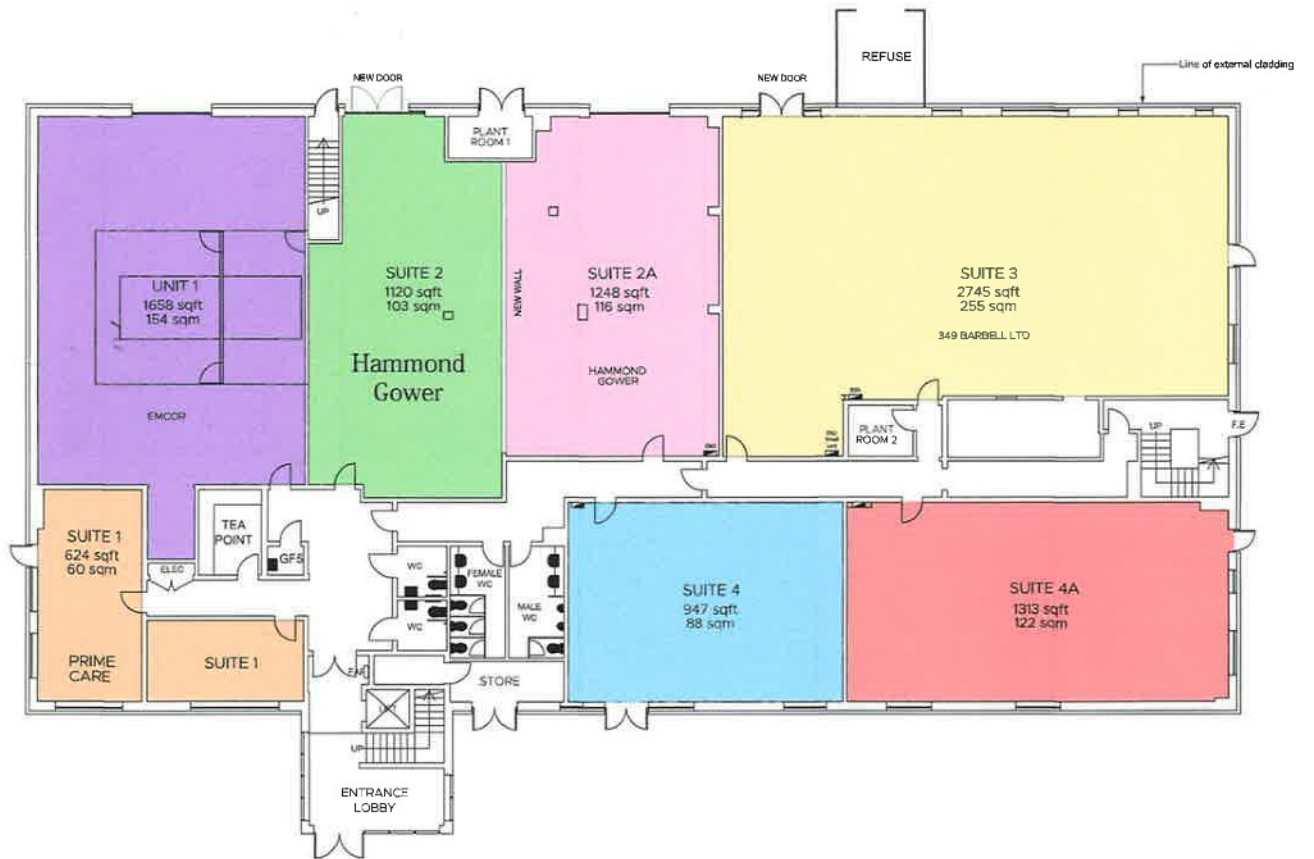
CROWN
design - build - thrive

Suite 1, The Pavilion,
Holme Park Farm Lane,
Sonning, Reading,
RG4 6SX
c: 0118 986 3320

CLIENT	Erdingwood	DATE	08/11/2023
PROJECT	Technology House	BY/SCALE	MB 1:50 @A3
DRAWING	Proposed Demise Split	DWG NO.	111 - 2023 - 001

REV	DATE	BY	AMENDMENTS	KEY

WWW.CROWNINTERIORS.COM



1 **GROUND FLOOR PLAN**
Scale: 1:200