



UNIT 14, THE GRANARY, BRIDGE FARM, LOWER ROAD, BRITFORD

Office conversion in attractive courtyard setting .
Approx 1,410 sq ft (131.0 sq m)

- | Highly accessible location just 1.5 miles south of City
- | Convenient access to A338
- | Part of mixed use development

SALISBURY SP5 4DY

£10,000 PA

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& WALLIS**

Location

Bridge Farm is situated in a highly accessible yet rural location just 1.5 miles to the south-east of the City centre off the A338. If approaching from a Salisbury direction take the turning on the left into Lower Road (signposted Britford Farm Shop) and after a short distance turn right into the access track into the farm. The premises are situated above the farm shop itself.

Description

The premises form part of a range of former agricultural buildings set around an attractive landscaped courtyard. The suite is accessed adjacent to the shop via an external staircase. The first floor accommodation provides an open plan central office with small partitioned store room together with two further offices, one incorporating a kitchenette and wc. There are two mezzanine areas, one providing office space the other, light storage. The accommodation is open to the eaves having a timber truss roof with velux type roof lights, exposed brickwork in places, electric heating and strip lighting. There is on site parking for approx 4 cars.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
First Floor		
Central office	69.6	749
Partitioned store	10.0	108
Northern office (incorp kitchen)	28.8	310
WC	-	-
Southern office/ store	22.6	243
Total	131.0	1,410
Mezzanine office	19.4	209

Lease

The premises are available on a new lease on terms to be agreed. Flexible terms will be considered.

Rent

£10,000 per annum exclusive

Rent is exclusive of VAT (not currently applicable), business rates (if applicable), buildings insurance, service charge (approx £60 pcm) and all other outgoings.

Business Rates

Rateable Value: £3,100

The Small Business Rate Multiplier for the year 2023/24 is 49.9p in the £. Small Business Rate Relief may be available to eligible tenants.

Services

Mains electricity, mains drainage and a private water supply are connected to the premises.

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

Rating: 'C' (54)

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 February 2024.

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