



## UNIT 1A, MITCHELL ROAD, CHURCHFIELDS INDUSTRIAL ESTATE

Recently refurbished industrial unit with offices.  
Approx 6,061 sq ft (563.1 sq m)  
Plus mezzanine of 1,028 sq ft (95.5 sq m)

- | Eaves approx 5.6m
- | High quality refurbishment
- | New windows, cladding and roof

SALISBURY, SP2 7PY

TO LET

**WOOLLEY  
& WALLIS**

## Location

The property is situated at the end of Mitchell Road, a cul-de-sac off of Brunel Road, one of the two main spine roads serving Churchfields Industrial Estate. Churchfields is the City's principle commercial hub and is home to a wide range of occupiers including Euro Car Parts, Travis Perkins, Speedy Tool Hire, J T Sydenhams Building Supplies, Mole Valley Country Stores and a wide range of motor dealerships.

## Description

The premises comprise a recently refurbished industrial unit (works included new electrics, plumbing, new cladding, windows and fully insulated roof covering incorporating translucent panels). The unit has roller shutter access to an extension of the workshop from which there is access to the original workshop behind the office section. Additionally, there is mezzanine storage which is accessed from both the warehouse and the first floor offices. The original ground and first floor offices have been reconfigured and refurbished to a high standard to include central heating, carpeting, dado trunking and suspended ceilings incorporating inset CAT II lighting. There is parking to the front of the property.

## Accommodation

Approximate Gross Internal Areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor		
Offices	75.6	814
Workshop side extension	138.9	1,495
Workshop	274.8	2,958
Mezzanine (storage)	95.5	1,028
First floor		
Offices	73.8	794
Total	658.6	7,089

## Lease

Available on a new full repairing and insuring lease for a term to be agreed.

## Rent

£38,500 per annum.

Rent is exclusive of VAT (not applicable), business rates, buildings insurance and all other outgoings.

## Business Rates

Rateable Value: £29,750

The Small Business Rate Multiplier for the year 2023/24 is 49.9p in the £.

## Services

We understand that mains electricity (including Three Phase), water, gas and drainage are connected to the property.

## 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 and also whether VAT is applicable to this transaction.

## Legal Costs

Each party to pay their own legal fees.

## 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](http://www.commercialleasecode.co.uk).

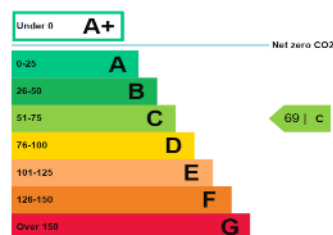
## References

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 C.



## 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 amended in October 2023.

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**WOOLLEY  
& WALLIS**