



UNIT 1 SUSSEX HOUSE, NEWTON ROAD, CHURCHFIELDS INDUSTRIAL ESTATE

Industrial/ warehouse unit
Approx 5,208 sq ft (483.84 sq m)

- | Fronting Newton Road
- | Loading door to be reinstated
- | Next door to Travis Perkins
- | 5.5 m (18'0") to eaves

SALISBURY, SP2 7QA

TO LET

**WOOLLEY
& WALLIS**

Location

The property forms part of a terrace of 4 units off Newton Road on Churchfields Industrial Estate, accessed off Brunel Road, one of its main spine roads. Churchfields lies approximately 1 mile west of the City Centre and the City's mainline railway station. There is also good access to the ringroad and the A36. Nearby occupiers include Dorset Autospares (Units 2 and 3), Travis Perkins (next door), Salisbury Garden Machinery, Aquatec (kitchen and bathroom showroom), Salisbury Glass and Hayball Motorcycles.

Description

The premises comprise a prominent end of terrace portal frame unit with frontage to Newton Road. The ground floor provides mainly clear span workshop/warehouse space with an eaves height of approx 5.5 m (18'0"). The loading door will be reinstated having been replaced by the previous occupier with a glazed unit. The remainder of the ground floor comprises an entrance lobby, open plan office and wc facilities (including disabled). There is further office space above together with additional wcs and a kitchenette. Parking is along the frontage of the property as well as opposite.

Accommodation

Approximate Gross Internal Areas	m ²	ft ²
Ground Floor		
Warehouse/ workshop	255.36	2,749
Lobby, office, wcs	114.24	1,230
First Floor		
Offices, kitchen, wcs	114.24	1,230
Total	483.84	5,208

Features

- | Warehouse eaves 5.5 m (18'0")
- | Suspended radiant gas heating to warehouse
- | Loading bay opening 3.69 m (w) x 3.96 m (h)
- | Gas fired heating to office areas

Lease

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

Rent

£40,000 per annum

VAT is applicable. Rent is exclusive of business rates, buildings insurance and all other outgoings.

Business Rates

Rateable Value: the property was taken out of the rating on account of the previous (non-business) use and will be reassessed. The Small Business Rate Multiplier for the year 2023/24 is 49.9 p in the £.

Services

We are advised that all mains services 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.

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: 'D' (76)

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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