



## TECHNOLOGY HOUSE, HIGH POST BUSINESS PARK, HIGH POST, SALISBURY

High quality open plan office suites from 969 sq ft  
to 2,314 sq ft (90 sq m - 215 sq m)

- | Excellent parking provision
- | High quality fit out
- | Salisbury 4 miles/A303 only 3.8 miles

WILTSHIRE, SP4 6AT

TO LET

**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. 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 situated on a modern business park and comprises a two storey building with profile steel clad elevations incorporating ribbon windows providing excellent natural light. It has a well presented, fully glazed entrance/lobby area off which there is access to the first floor either via a staircase or 8 person passenger lift. The building offers a range of suites in different sizes, some of which can be combined. The specification includes fitted carpets, part raised floors, air conditioning, suspended ceilings with recessed LED lighting and perimeter trunking for data and telecoms. There are high quality male and female WC cloakrooms. There is scope to fit tea point/kitchenette facilities in each of the suites.

**Note:** Suites 4 & 4A could be combined, if required.

The building benefits from a total of approximately 100 parking spaces.

## Accommodation

Approximate Net Internal Areas

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor		
Suite 4	90.02	969
Suite 4A	<u>124.95</u>	<u>1,345</u>
(If combined)	214.97	2,314
First Floor		
Suite 6	168.98	1819

## Leases

The suites are available on new, effectively full repairing and insuring leases for terms to be agreed.

## Rent

Suite 4 £10,500 per annum  
Suite 4A £14,750 per annum  
Suite 6 £20,000 per annum

VAT is applicable to the above.

## Service Charge

A service charge is payable towards the upkeep and maintenance of the common areas of the building and the Business Park.

## Business Rates

Rateable values to be assessed.

## Services

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

## Caution

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

## Legal Costs

Each party to pay their own.

## Code of Practice

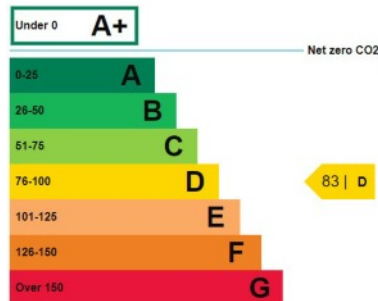
You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

## References

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

## 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 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 2022

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU  
01722 330333 | [commercial@w-w.co.uk](mailto:commercial@w-w.co.uk)  
[w-w.co.uk](http://w-w.co.uk)

**WOOLLEY  
& WALLIS**



ENTRANCE LOBBY



LIFT TO FIRST FLOOR



SUITE 4



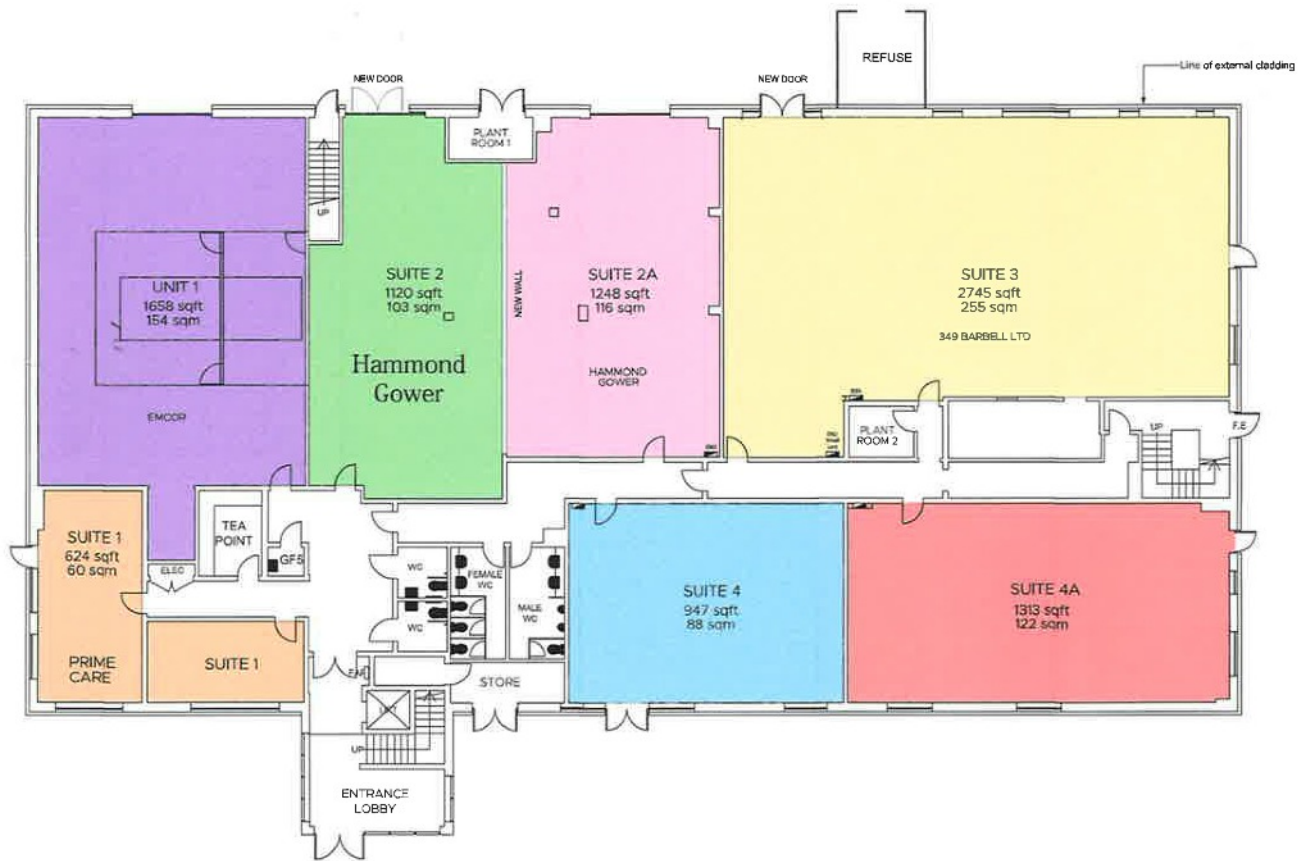
SUITE 4A



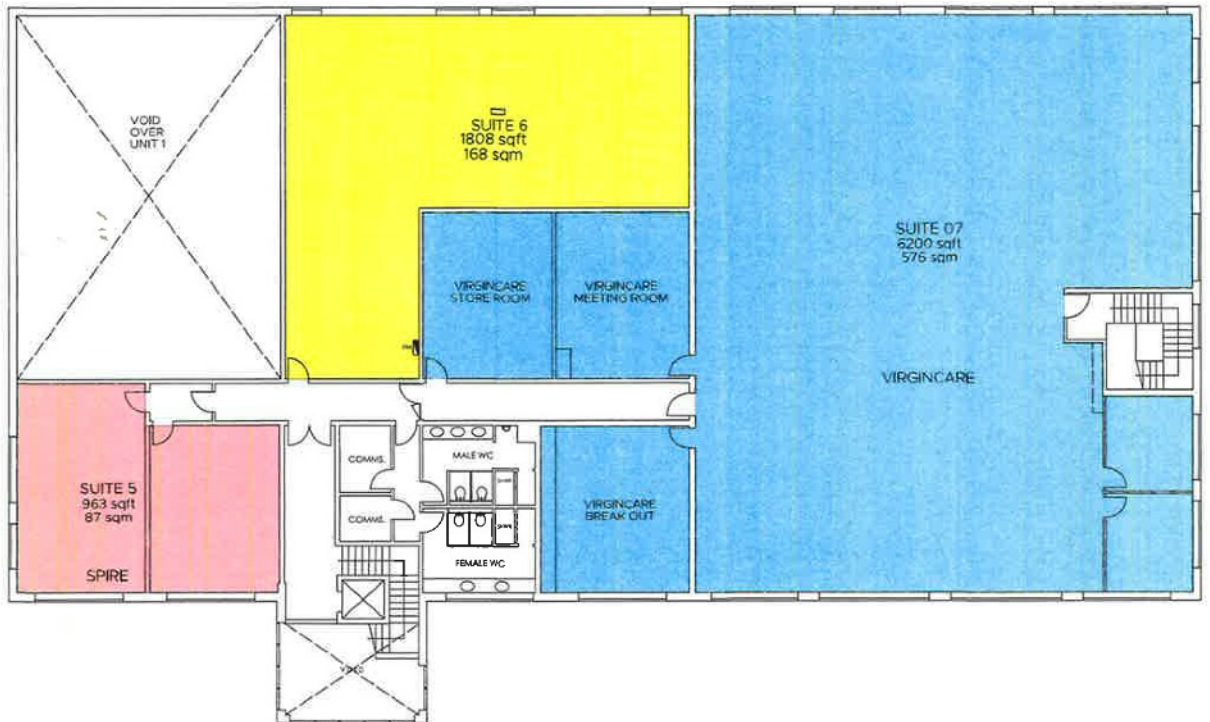
SUITE 6



WC/CLOAKROOMS



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



2 **FIRST FLOOR PLAN**  
Scale: 1:200