



UNIT 2 THE WOODFORD CENTRE

Modern, high quality office/ business unit.
Approx 5,015 sq ft (465.9 sq m)

- | Popular estate
- | Includes 14 parking spaces
- | Excellent specification

LYSANDER WAY, OLD SARUM, SALISBURY
SP4 6BU
TO LET

**WOOLLEY
& WALLIS**

The Location

The premises are situated in a small development off Lysander Way at Old Sarum, an established business location some 3 miles north of Salisbury City centre with convenient access to the A345. The A303 can be accessed just north of Amesbury (approx 6 miles) which provides access to the M3/London and the West Country.



Description

The premises comprise a modern business unit which has been fitted out to a high standard to provide ground and first floor office accommodation. The Unit is of steel portal frame construction with brick and profile steel clad elevations with full height glazing to the front elevation. Internally the premises provide a mix of open plan and partitioned office accommodation together with WC's and excellent kitchen/ staff facilities on both floors. Features include air-conditioning providing heating and cooling as well as gas fired central heating, CAT II lighting, carpeting, under-floor data cabling and a secondary staircase at the rear of the unit.

Accommodation

Approximate Net Internal Areas

	m ²	ft ²
Ground Floor		
Offices	183.38	1,974
Kitchen	20.99	226
Storage	13.93	150
Cloakrooms	-	-
First Floor		
Offices	247.58	2,665
Cloakrooms	-	-
Total	465.88	5,015

Lease

Available on a new full repairing and insuring lease for a term to be agreed at a rent of £49,000 pa. (VAT is applicable). Rent is exclusive of business rates, buildings insurance, estate service charge and all other outgoings.

Business Rates

Rateable Value: £49,000.

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.

Planning

Prospective tenants must satisfy themselves as to the permitted planning uses for the property.

Caution

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

Legal Costs

Each party to pay their own.

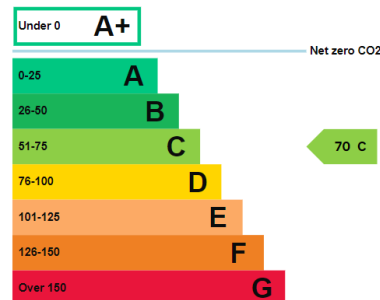
Code of Practise

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



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 March 2024

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