



UNIT 2 WILTON BUSINESS CENTRE, KINGSWAY, WILTON

Well specified modern office building with parking. 2,831 sq ft (223.7 sq m)

- | Convenient access to A36
- | Good mix of open plan/ partitioned space
- | Salisbury approx 3 miles

SALISBURY SP2 0AH

TO LET/ FOR SALE

**WOOLLEY
& WALLIS**

Location

The property is situated at the entrance to Wilton Business Centre just off the A36 Warminter Road, approx 3 miles north-west of Salisbury and approx 1 mile to the east of Wilton.

Description

The premises comprise a prominent, modern, two-storey office unit constructed in the early 2000's of steel portal frame construction with low maintenance composite cladding to the elevations incorporating uPVC double glazed windows, under a pitched roof. Internally the accommodation provides a good mix of open plan space, partitioned offices and meeting rooms. There is a disabled WC/ shower room on the ground floor and separate ladies and gents cloakrooms at first floor level. 9 parking spaces are allocated to the building including a disabled space.

Accommodation

Approximate Net Internal Areas	m ²	ft ²
Ground floor	133.21	1,431
First floor	129.81	1,397
Total	263.02	2,831

Features

- | 3-compartment skirting trunking
- | Fibre To The Premises (FTTP)
- | Comms cupboard with a/c
- | Air-conditioning
- | Partitioning incorporating glazing with privacy blinds

Tenure

To Let:

Available on a new full repairing and insuring lease for a terms to be agreed at a rent of £27,500 per annum or,

For Sale:

Available freehold at a price of £395,000

We are advised that VAT is applicable to rent/ price

Service Charge

A service charge contribution is payable to the Estate Management Company covering the maintenance and upkeep of the common parts of the Estate (currently approx £640 pa).

Business Rates

Rateable Value: £25,250

The current Small Business Rate Multiplier is 49.9 p in the £.

Services

We understand that mains electricity, water 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.

Legal Costs

Each party to pay their own.

Code of Practice

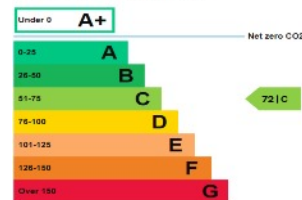
You should be aware that the Code of Practice on commercial leases in England and Wales recommends that you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions 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

This property's current energy rating is C.



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 July 2023..

51-61 Castle Street | Salisbury | Wiltshire | SP1 3SU
01722 330333 | commercial@w-w.co.uk
w-w.co.uk

**WOOLLEY
& WALLIS**