



WHITEHOUSE FARM, POUND HILL, LYNDHURST ROAD, LANDFORD

8 newly converted lock-up storage / business units
Each approx 700 sq ft (65 sq m)

- | Excellent access to A36
- | Flexible terms considered
- | M27 (J2 Ower) 5.6 miles / Salisbury 10 miles

SALISBURY, SP5 2AA

£500 pcm + VAT

**WOOLLEY
& WALLIS**

Location

The property forms part of a range of industrial buildings at Whitehouse Farm (opposite the Landford Poacher pub) which is situated just off the A36 at the junction with the B3079 Lyndhurst Road and which connects the village of Landford (under 1 mile) and Bramshaw further to the south. J2 of the M27 can be accessed approx 5.6 miles to the southeast at Ower whilst Salisbury lies just 10 miles to the north west.

Description

The premises comprise a former agriculture building of portal frame construction with concrete floor which has been partitioned into 8 basic lock-up storage/ business units. The building has been comprehensively renovated and upgraded to include profile metal cladding to the elevations above the existing block work walls and a new composite corrugated roof covering incorporating translucent panels. New roller shutter loading doors have been fitted to each of the units as well as pedestrian doors. The building has a height of 3.47 m to the eaves and 6.4 m to the ridge. There is a communal parking area to the south of the block.

Accommodation

| Approximate Gross Internal Areas | m ² | ft ² |
|----------------------------------|----------------|-----------------|
| Each unit | 65.0 | 750 |

Note: There is an open storage area of approx 4,700 sq ft (437 sq m) opposite the two units at the northern end of the block which is also available to let (rent on application).

Lease

The units are available on a new full repairing and insuring leases on terms to be agreed. Flexible terms will be considered.

Rent

£500 per calendar month plus VAT per unit.
Rent is payable monthly in advance.

Service Charge

A service charge is payable towards the maintenance and upkeep of the common parts of the Estate.

Business Rates

To be assessed.

The Small Business Rate Multiplier for the year 2023/24 is 49.9 p in the £. However, where the Rateable Value is £12,000 or less, qualifying ratepayers will receive 100%

Small Business Rate Relief and therefore no rates will be payable.

Services

We understand that mains electricity (single phase only), and water are available on the site. There is private drainage.

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

A sum of £360 is payable to the landlord following which lease documentation will be prepared and issued to prospective tenants.

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 will be sought by the landlord on any prospective tenant prior to agreement.

Energy Performance Certificate

Not applicable ('Low Energy Demand')

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 dated in March 2024.

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