



WARNER HOUSE
SALISBURY

Modern Offices
In The Heart of
Historic Salisbury



Sizes from:

573 - 6,000+ sq ft (53 - 557+ sq m)

Flexible lease terms

Warner House

123 Castle Street, Salisbury, SP1 3TB

Set in an **attractive**
riverside location



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Salisbury Cathedral

A36 Ring Road

Market Place

Castle Street

Riverside Walk

Railway Station
(15 Min Walk)

Coach Station

Local Authority Car Park





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You can't help but be **impressed**...

Warner House is a truly impressive building arranged over 4 storeys, providing Grade A accommodation.

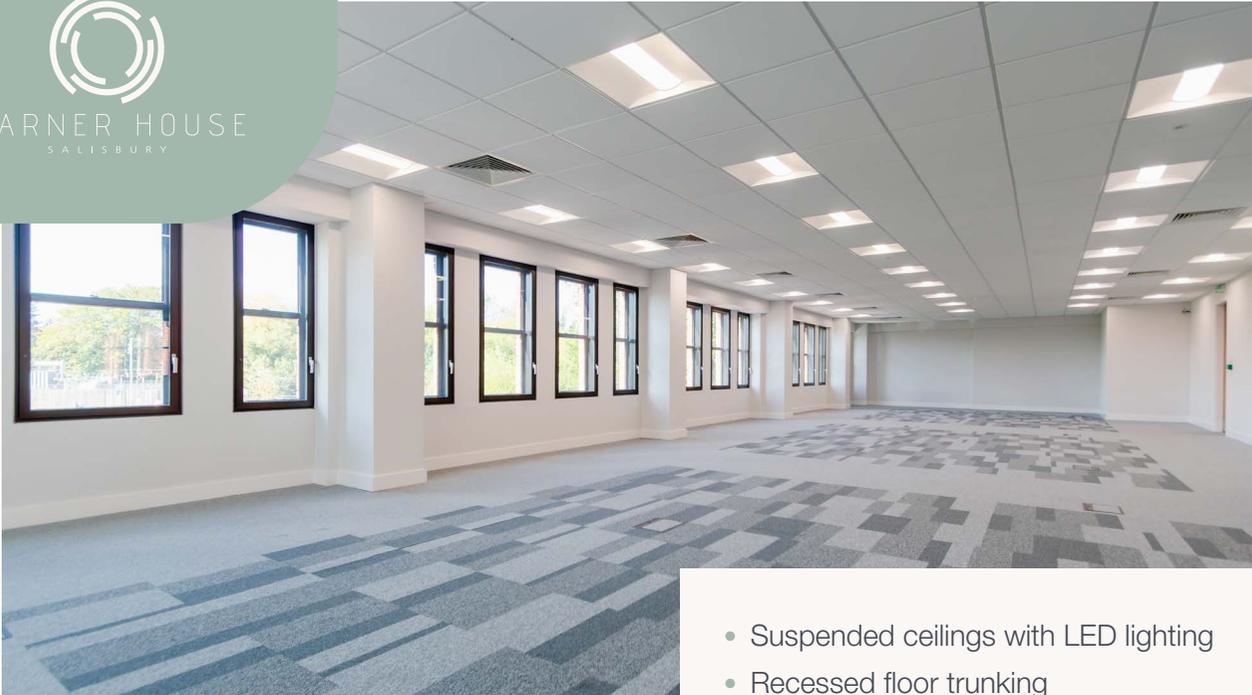
- Full time concierge reception
- Vibrant reception café
- Private parking
- Free to use meeting rooms and break out space
- Attractive landscaped courtyard for communal use
- High quality finishes throughout



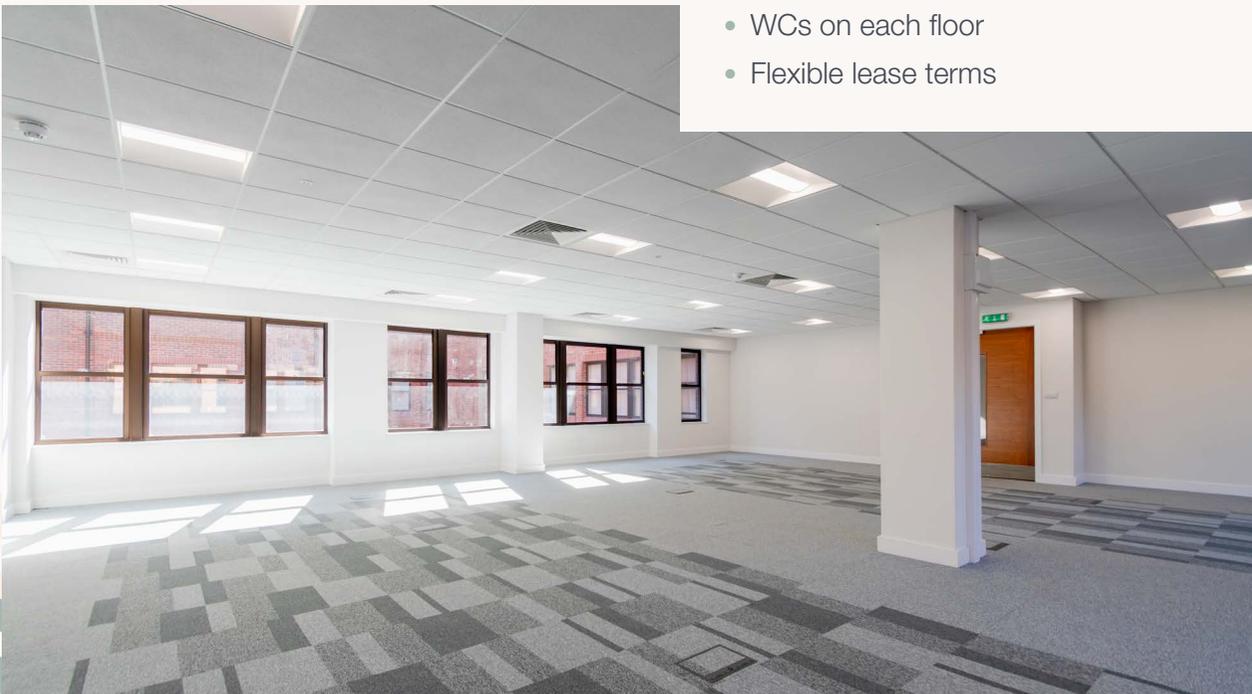




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- Suspended ceilings with LED lighting
- Recessed floor trunking
- WCs on each floor
- Flexible lease terms

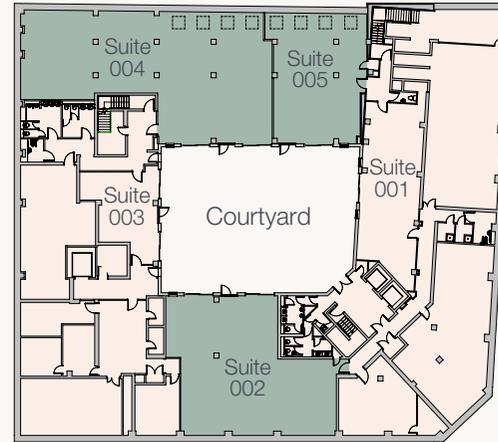


A range of suites available:

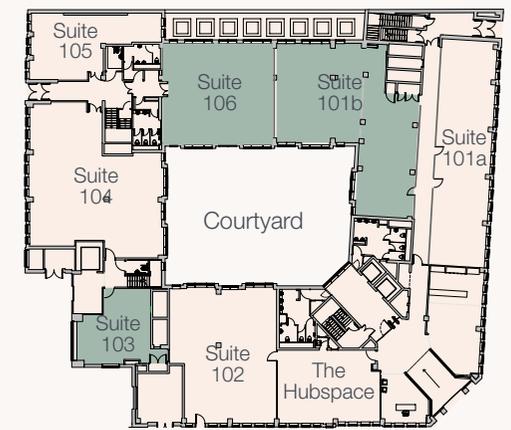
| Floor | Suite No | Size Sq M | Size Sq Ft | Rent Pa Excl. | Rateable Value | Availability |
|--------------------|-------------|-----------|------------|---------------|----------------|--------------------|
| Second Floor | 301 | - | - | - | - | Let |
| | 302 | - | - | - | - | Let |
| | 303 | - | - | - | - | Let |
| | 304 | - | - | - | - | Let |
| | 305 | - | - | - | - | Let |
| First Floor | 201 | - | - | - | - | Let |
| | 202 | - | - | - | - | Let |
| | 203a | - | - | - | - | Let |
| | 203b | - | - | - | - | Let |
| | 203 | - | - | - | - | Let |
| | 204 | - | - | - | - | Let |
| | 205 | 242 | 2,606 | £41,650 | £36,750 | Available |
| Ground Floor | 101a | - | - | - | - | Let |
| | 101b | 178 | 1,920 | £30,750 | £36,500 | Available |
| | 106 | 117 | 1,255 | £20,000 | £21,250 | Available |
| | 102 | - | - | - | - | Let |
| | 103 | 53 | 573 | £9,950 | £9,700 | Available |
| | 104 | - | - | - | - | Let |
| | 105 | - | - | - | - | Let |
| Lower Ground Floor | 001 | - | - | - | - | Let |
| | 002 | 185 | 1,986 | £27,500 | £25,250 | Available |
| | 003 | - | - | - | - | Let |
| | 004 | 257 | 2,764 | £27,500 | £27,500 | Under Offer |
| | 005 | 118 | 1,274 | £17,900 | £14,750 | Available |
| | Filing Room | 108 | 1,171 | £5,850 | £9,400 | Available |

Floor Plans

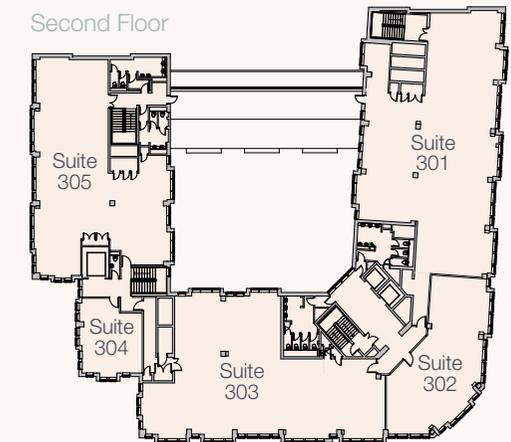
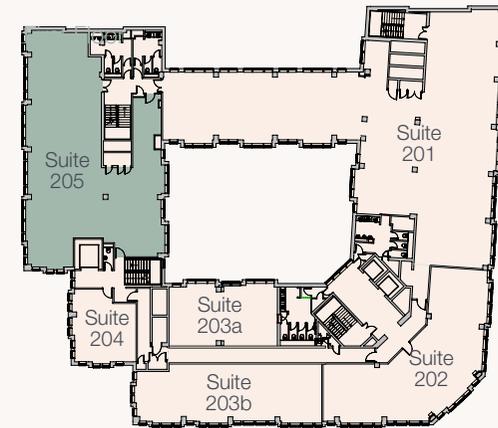
Lower Ground Floor



Ground Floor



Second Floor



Not to scale, illustration only

Further information:

Terms

The suites are available to let by way of new full repairing and insuring leases for negotiable terms, incorporating upward only open market rent reviews.

Service Charge

A service charge is payable in respect of the upkeep, management and maintenance of the common parts within the building and grounds. Interested parties are advised to make further enquiries.

EPC Rating

B - 39

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewings

Please contact the joint sole agents, through whom all negotiations must be conducted



Dean Speer
deanspeer@myddeltonmajor.co.uk
07831 216423



James Edwards
james.edwards@goadsby.com
07801 734797





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Important

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.