

TO LET

5 BUILDINGS TOTALLING 15,307 SQ FT

PLUS SUBSTANTIAL YARD

NET SITE AREA:
2.32 ACRES

FORMER JEWSON PREMISES
COMMON ROAD, WHITEPARISH
SALISBURY, SP5 2QW



SUMMARY

- c. 120m from A36
- Gross site area 5.28 acres
- Net site area 2.32 acres
- 5 buildings totalling: 13,724 sq ft plus mezzanine
- Substantial concreted yard

Gated site

4.4m-4.85m
internal eaves heights

2.32 / 5.28 acres
net / gross site area

3 phase
electricity supply

D - 82
EPC rating

RENT

£175,000 per annum excl.



LOCATION

The site is located c. 120m from the busy A36 which connects Salisbury to Junction 2 of the M27.

Approximate distances:

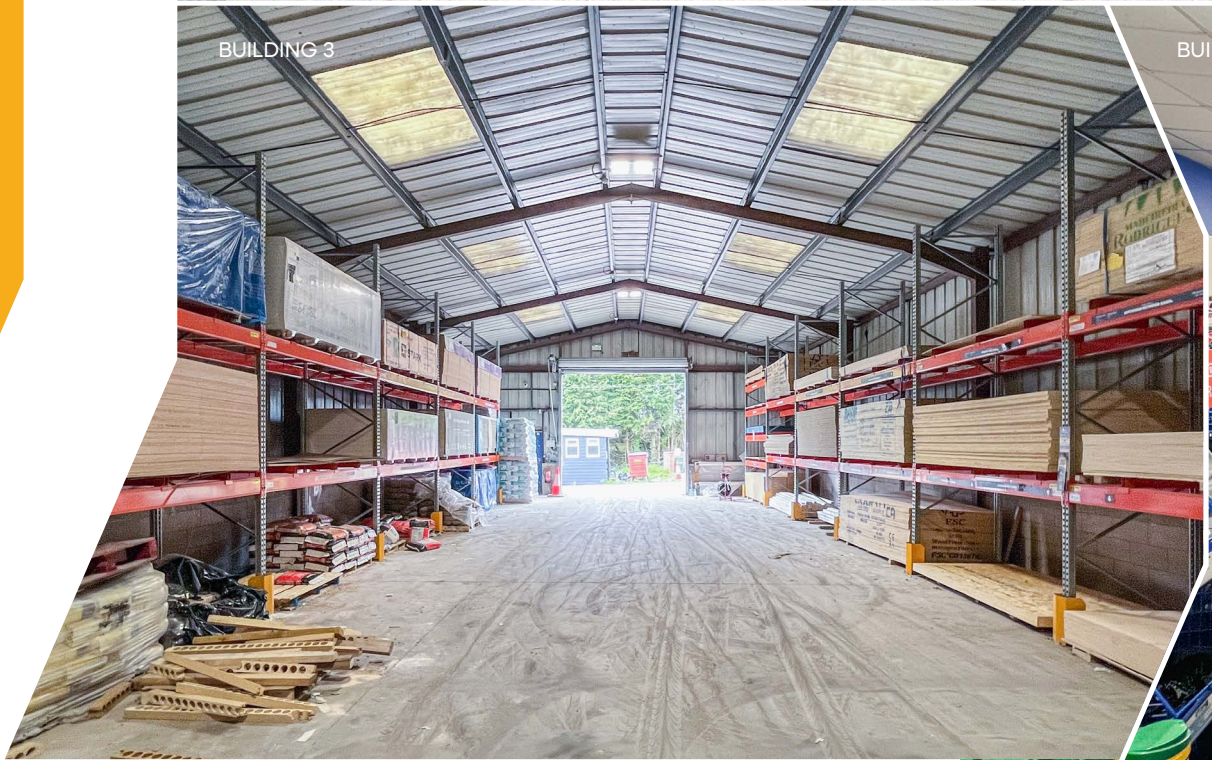
Junction 2, M27	6.5 miles
Junction 1, M27	5 miles
Salisbury	9.5 miles
Southampton	15 miles

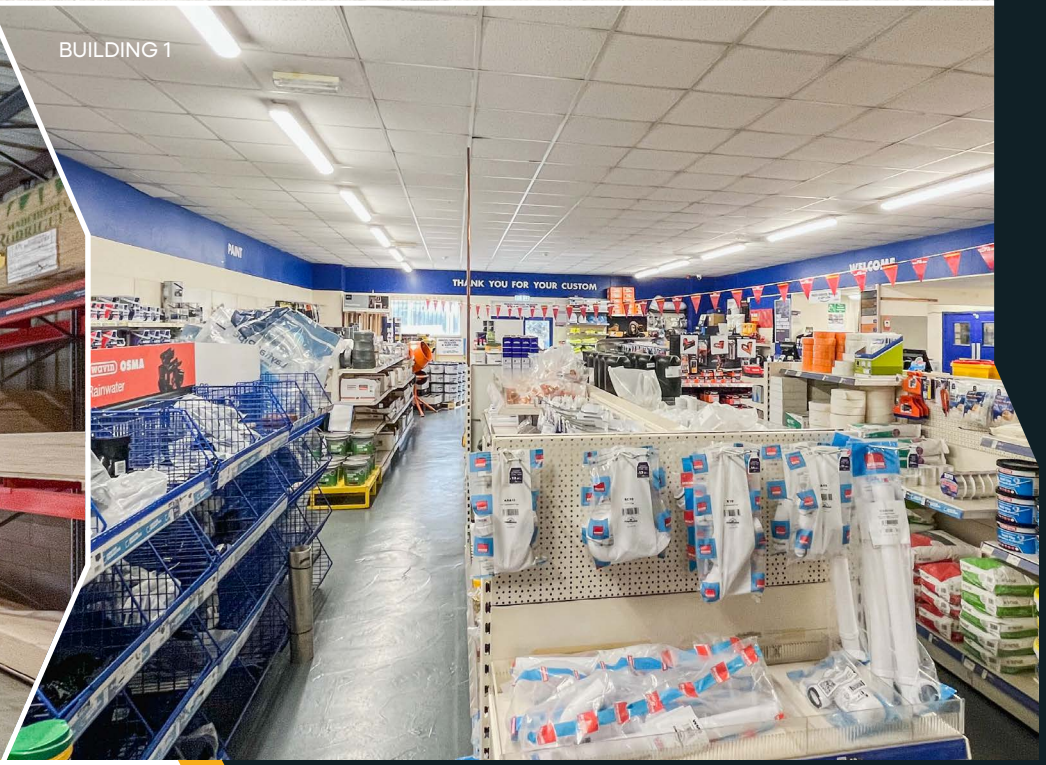
>> LOCATION MAP

>> AERIAL VIEW

>> WHAT3WORDS


JEWSON
OPENING HOURS:
PLEASE CHECK OUR WEBSITE FOR DETAILS
TIMBER SPECIALIST BRAN
BUILDING MATERIALS
& INSULATION
01794 884 246 / jewson.co.u
EVERYTHING
LANDSCAPING,
ALL IN ONE PLACE.
JEWSON


BUILDING 3


BUILDING 1
THANK YOU FOR YOUR CUSTOM
OSMA

DESCRIPTION

The site has lockable entrance gates, and comprises the following:

- Sewage treatment plant
- Mains water supply
- Storm drain
- LED yard lighting
- Large concrete/tarmacadam yard

(Overhead power cables cross the site)

BUILDING 1
- Semi-detached
- Steel cladding
- Pitched steel clad roof
- Timber portal frame
- Concrete floor
- Showroom with suspended ceiling and strip lighting
- Internal eaves height 4.4m
- Electric roller shutter c. 2.75m wide x 3.7m high
- Benson warm air heater

BUILDING 3
- Detached
- Pitched roof supported upon a steel portal frame
- Electric roller shutter door c. 4m wide x 4m high
- Concrete floor
- Internal eaves height 4.64m
- Blockwork/steel cladding construction
- LED lights

BUILDING 2
- Semi-detached
- Concrete floor
- Pitched roof supported upon a steel portal frame
- Internal eaves height 4.58m
- Blockwork/steel cladding construction
- Double personnel doors
- Strip lighting
- 3 phase electricity and telecom
- Timber decked mezzanine incorporating male and female WCs, a kitchenette and strip lighting

MILL BUILDING
- Detached
- Concrete floor
- Internal eaves height 4.85m
- Pitched roof supported on wooden trusses resting on blockwork/timber piers
- The loading door has been removed
- Blockwork/steel cladding construction
- LED lights

WCs / CANTEEN
- Detached
- Concrete floor
- Timber construction
- WCs
- Canteen with windows, sink and electric heater

AGENT NOTE: The landlord will retain eight car parking spaces on site, in a position to be agreed.

ACCOMMODATION

	sq m	sq ft
Building 1		
Ground floor	391	4,210
Building 2		
Ground floor	222	2,388
Mezzanine	127	1,363
Building 3		
Ground floor	383	4,125
Mill Building		
Ground floor	279	3,001
WCs/Canteen		
Ground floor	20	220
Total gross internal area approx.	**1,422**	**15,307**

Measured in accordance with the 6th Edition of the RICS Code of Measuring Practice.

SITE AREA

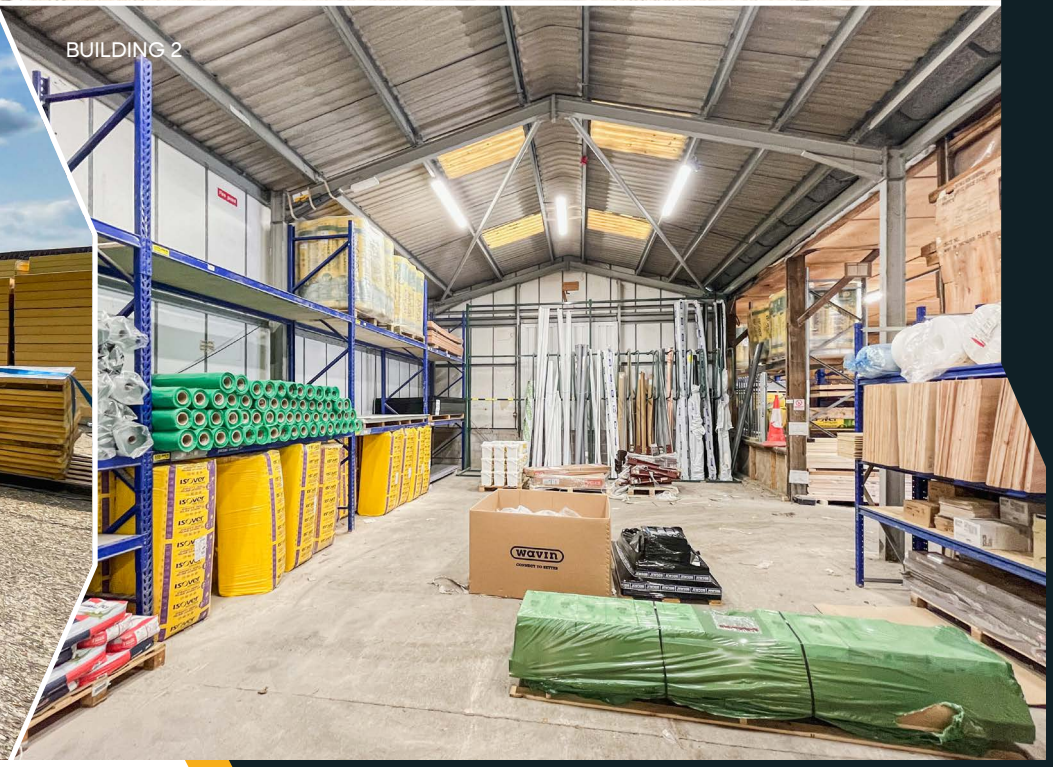
The gross site area, including the woodland, is approximately **5.28 acres**.

The net site area with hard surface/ buildings is approximately **2.32 acres**.





BUILDING 2



PLANNING/USE

Planning consent was granted on the 16th September 2025 for E (g) (iii) light industrial/ B8 Storage & Distribution and Open Storage use. (Application number 24/01043FULL)

At present, the Mill Building can only be used for storage, subject to conditions.

LEASE

The premises are available to let by way of a new full repairing and insuring lease incorporating upward only open market rent reviews every 5 years.

RENT

£175,000 per annum exclusive of business rates, VAT and insurance premium payable quarterly in advance by standing order.

RATEABLE VALUE

£94,000 (from 1.4.26)

EPC RATING

D - 82

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.



MILL BUILDING


WCs OFFICES


BUILDING 1



BOUNDARY APPROXIMATE

VIEWINGS

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.

goadsby
goadsby.com
01202 550055

CHRIS WILSON
chris.wilson@goadsby.com
07968 299407

IMPORTANT

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.

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.

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.

FORMER JEWSON PREMISES

COMMON ROAD, WHITEPARISH
SALISBURY, SP5 2QW

