



Unit 1A High Post Business Park, High Post, Salisbury SP4 6AT

**TO LET
FOR SALE**

Factory/Warehouse Premises

**23,292 Sq Ft
(2,164 Sq M)**

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DESCRIPTION

The property comprises a factory/warehouse unit of steel frame construction with insulated profile steel cladding to walls and roof. It provides clear span workshop/warehouse space with a minimum eaves height of 5.4 metres, rising to a ridge of 12.1 metres. The building is served by an electronic roller shutter loading door. WC and amenity facilities to be provided by agreement. There will be allocated car parking.

- ✓ Min. eaves height 5.4m rising to ridge of 12.1m
- ✓ Electronic roller shutter door
- ✓ End of terrace
- ✓ Allocated parking

LOCATION

High Post Business Park is situated on the A345, 4 miles north of Salisbury. It has easy access into the City Centre and to the A303 (9 miles) at Amesbury.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Factory/Warehouse	23,292	2,164
Total	23,292	2,164

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

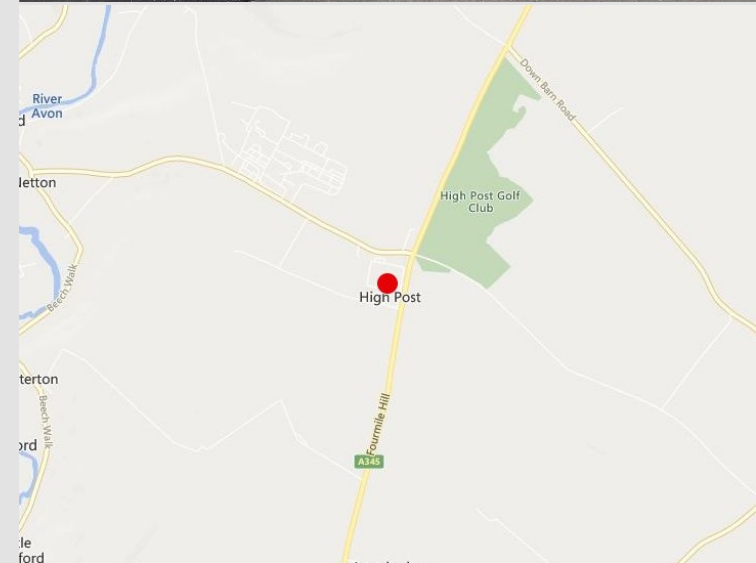
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

A new full repairing and insuring lease, at an annual rent of £127,500 exclusive.
Sale price on application.

EPC

The Energy Performance Asset Rating is D81.



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Regulated by RICS 31-May-2022

VIEWING & FURTHER INFORMATION

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