



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

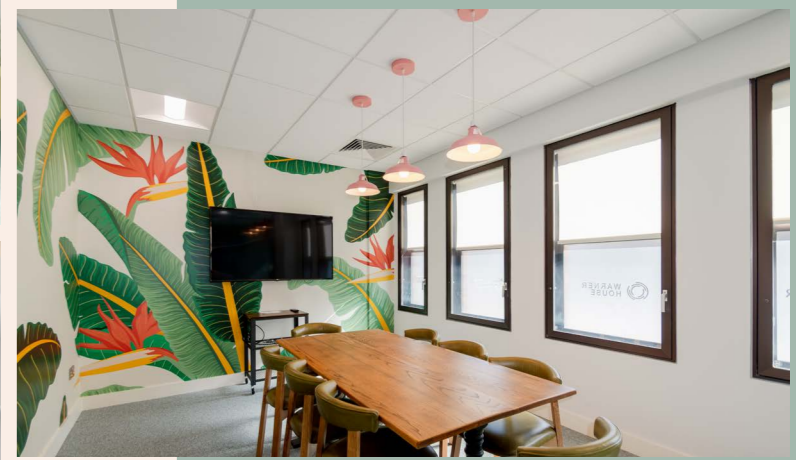
Set in an **attractive**  
riverside location



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

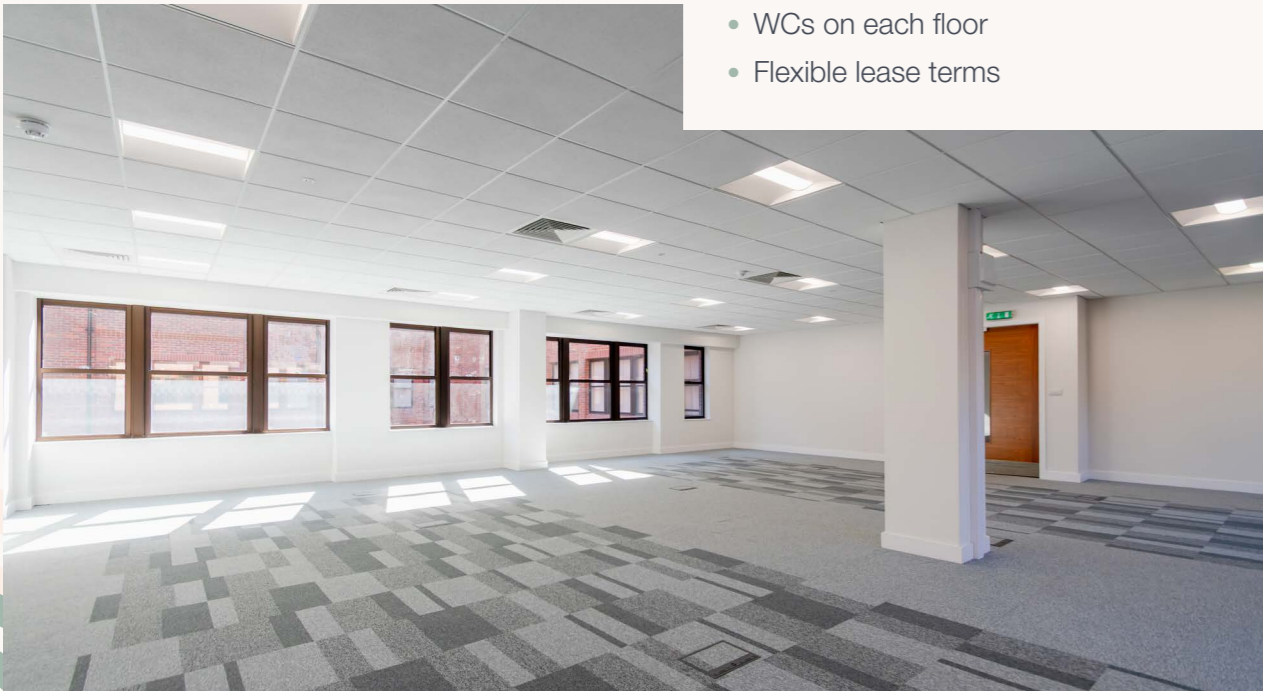
Warner House is a truly impressive building arranged over 4 storeys, providing Grade A accommodation.

- 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





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

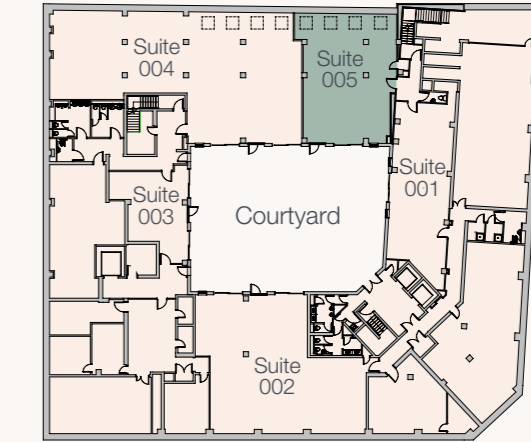


## A range of suites available:

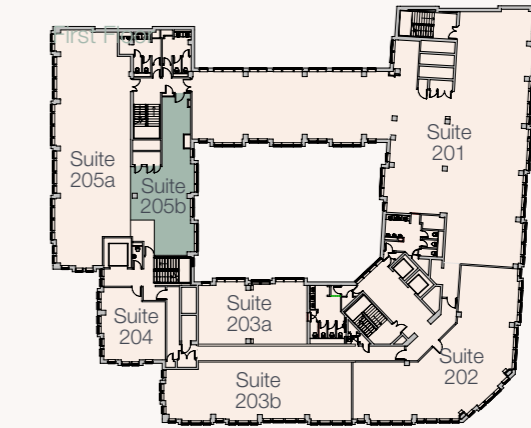
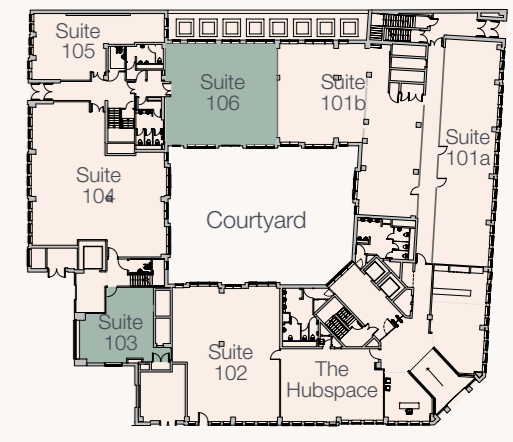
Floor	Suite No	Size Sq M	Size Sq Ft	Rent Pa Excl.	Rateable Value	Availability
Second Floor	301	-	-	-	-	Let
	302	-	-	-	-	Let
	303	-	-	-	-	Let
	304	-	-	-	-	Let
	305	-	-	-	-	Let
First Floor	201	-	-	-	-	Let
	202	-	-	-	-	Let
	203a	-	-	-	-	Let
	203b	-	-	-	-	Let
	203	-	-	-	-	Let
	204	-	-	-	-	Let
	205a	171	1,843	£29,500	TBA	<b>Under Offer</b>
205b	66	707	£12,250	TBA	Available	
Ground Floor	101a	-	-	-	-	Let
	101b	178	1,920	£30,750	£36,500	<b>Under Offer</b>
	106	117	1,255	£20,000	£21,250	Available
	102	-	-	-	-	Let
	103	53	573	£9,950	£9,700	Available
	104	-	-	-	-	Let
Lower Ground Floor	001	-	-	-	-	Let
	002	185	1,986	£27,500	£25,250	<b>Under Offer</b>
	003	-	-	-	-	Let
	004	-	-	-	-	Let
	005	118	1,274	£17,900	£14,750	Available

## Floor Plans

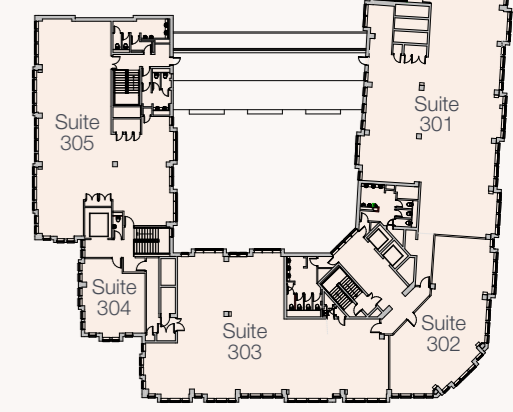
Lower Ground Floor



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





# WARNER HOUSE

SALISBURY

## 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.