

TO LET

**FLEXIBLE OFFICE
ACCOMMODATION**

44 - 355 SQ FT // 4.1 - 31.1 SQ M



HAMPSHIRE COMMERCIAL

goadsby

REGUS CROSSKEYS HOUSE
22 QUEEN STREET, SALISBURY, WILTSHIRE, SP1 1EY

SUMMARY >

- MODERN & SECURE FACILITIES
- FLEXIBLE TERMS
- VARIOUS SIZE UNITS
- AMPLE PARKING





Location

Crosskeys House is a contemporary business centre, providing over 7000 sq ft of modern office accommodation with 36 self-contained offices available for rental on a short, fixed or long-term basis.

Positioned just 12 minutes from Salisbury Train Station in the heart of Salisbury, this distinguished-looking business centre is perfect for any business looking for an accessible central location.

The smart, tasteful office space and meeting rooms overlook Market Square and are available on flexible terms, as well as being fully serviced.

Description

Crosskeys House offers a range of accommodation to suit most business users needs for small to medium sized businesses, incubator units to suit one or two people and flexible in/out terms.

In addition, Regus also offers meeting rooms, reception service and virtual offices across 3,000 lounges worldwide.

Lease Terms

Available on flexible licences - details on application.

Rateable Value

Included within the rent.

EPC Rating

D - 82

Legal Costs

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

Accommodation

Unit No.	Size (Sq Ft)	Size (Sq M)	Rent (PA)	Rent (PCM)	Rent (M2M)	Notes	Availability
323	46	4.3	£263	£279	£311	1 Person Office	Now
328	44	4.1	£226	£229	£255	1 Person Office	Now
306	112	10.4	£641	£679	£755	4 Person Office	Now
338	118	11	£707	£749	£833	4 Person Office	Now
304	152	14.1	£877	£929	£1,033	5 Person Office	Now
311	173	16.1	£1,057	£1,199	£1,244	6 Person Office	Now
317	165	15.3	£1,057	£1,199	£1,244	6 Person Office	Now
308	202	18.8	£1,236	£1,309	£1,455	7 Person Office	Now
310	150	14	£1,406	£1,489	£1,655	8 Person Office	Now
312	335	31.1	£2,294	£2,429	£2,700	12 Person Office	Now

Floor areas provided by the landlord. The above rents are quoted exclusive of VAT, service charge, buildings insurance, utilities and all other outgoings payable quarterly in advance by standing order.

Reserved co-working now available at £155 per desk, per month, on an M2M (Month to Month) agreement. Term discounts available for 6, 12 and 24 months.

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.

Viewing

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



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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](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale 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 once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

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