

Summary

Available Size	5,529 sq ft
Price	Offers in excess of £525,000
Rates Payable	£19,440 per annum Current 2026/2027 Rates List
Rateable Value	£45,000
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit with a forecourt area to the front which provides car parking and access to the unit via a pedestrian and 3 loading doors. The unit is constructed on a steel portal frame with elevations of brickwork under a part pitched/flat roof. Internally, the unit is configured as workshop, store, basement store, reception, offices and WCs, the unit has a clear eaves height of 3.15m and 3 loading doors. The basement is accessed from the rear store area via a staircase and a goods lift.

Location

The property is located on the south side of Wilton Road (A36), approximately 1.5 miles to the north west of Salisbury town centre. Southampton is c. 25 miles to the south east via the A36, and M27 also leading to the M3 giving access to the national motorway network. Bristol is c. 62 miles to the north west via the A36, A432 and M32.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	2,156	200.30
Ground - Rear Store	1,370	127.28
Basement - Store	1,259	116.96
Ground - Office/Reception/WC	744	69.12
Total	5,529	513.66

Tenure

The property is available freehold with vacant possession.

Terms

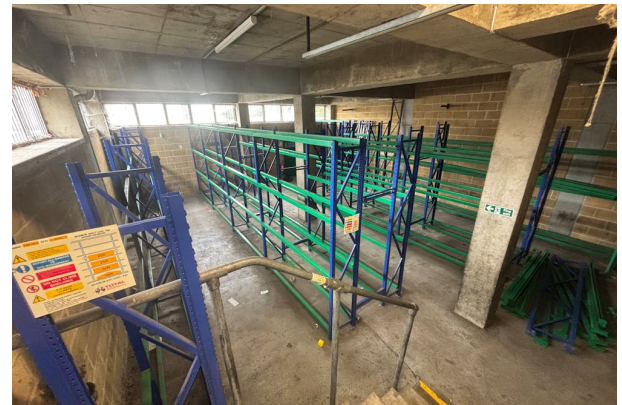
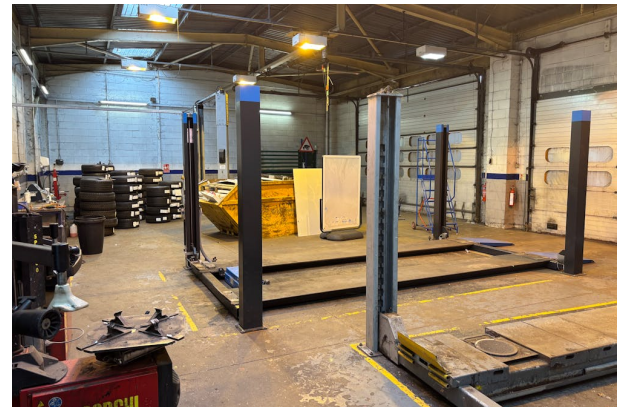
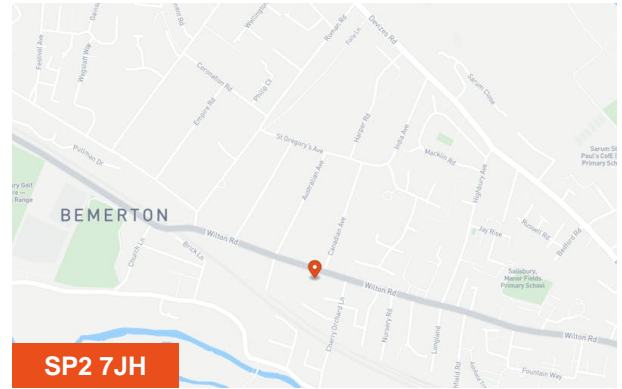
Offers in excess of £525,000 exclusive of VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



Viewing & Further Information

Simon Harvey

01179 464 520 | 07785 222 868

simon.harvey@htc.uk.com

