



CLOCK TOWER - 4 OAKRIDGE OFFICE PARK, WHADDON, SP5 3HT

OFFICE TO LET / FOR SALE
3,815 SQ FT (354.43 SQ M)



Summary

SIGNATURE OFFICE UNIT ON MODERN ESTATE

Available Size	3,815 sq ft
Rent	£38,000 per annum
Price	Price on application
Rates Payable	£15,593.75 per annum
Rateable Value	£31,250
EPC Rating	B (44)

- Pleasant rural setting
- Excellent road links
- Flexible layout
- Mix of open plan and partitioned offices

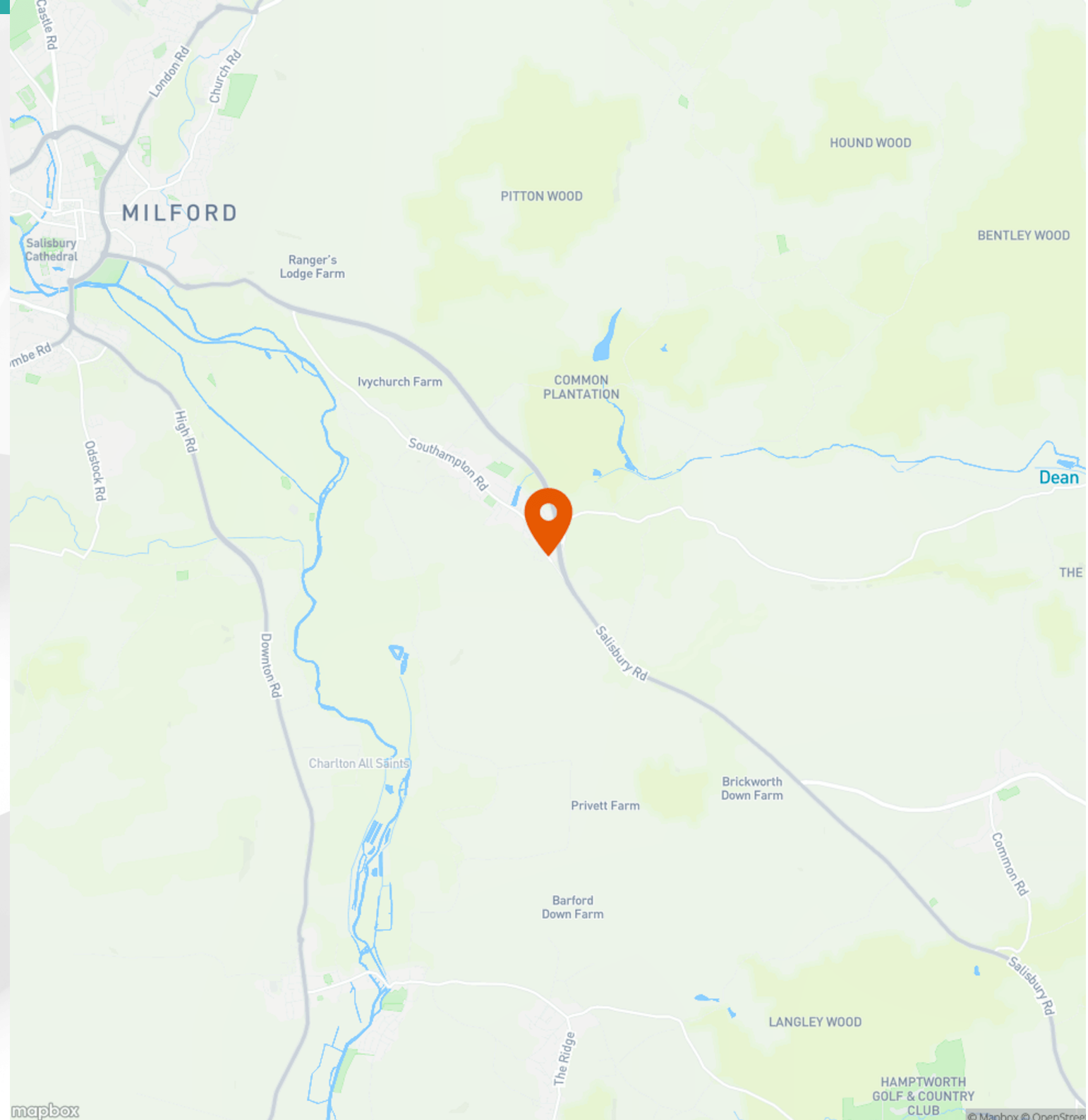


Location



**Clock Tower - 4 Oakridge
Office Park, Whaddon, SP5
3HT**

Oakridge Office Park is situated in a semi-rural setting just 4 miles south-east of Salisbury with excellent access to and from the A36. Junction to M27 (Ower) lies approximately 11 miles to the south east with a journey time of approximately fifteen minutes.





Further Details

Description

Oakridge Office Park is a modern development of seven office units in a courtyard setting. Unit 4 is the 'signature' unit of the scheme. The units have brick and part timber clad elevations under a pitched tiled roof. The offices are planned over two floors, the ceilings being of a vaulted design.

Originally entirely open plan over both floors, the accommodation has been partitioned by successive occupiers to provide private offices of varying sizes and also a meeting room. There are also kitchen and WC facilities. There is gas central heating to the unit, partial air-conditioning, dado trunking and suspended light fittings. 13 parking spaces are allocated to the property.

Terms

The freehold is available to purchase - price on application.

Alternatively, the unit is available on a new full repairing and insuring lease for a term to be agreed at a rent of £38,000 plus VAT.

Planning

Prospective purchasers must satisfy themselves as to the permitted planning uses for the property.

Legal Costs

Each party to be responsible for their own legal costs.

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.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Joint Agent

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Enquiries & Viewings



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