



SALISBURY

office park

LONDON ROAD, SALISBURY

21,495 sq ft
PRE-LET

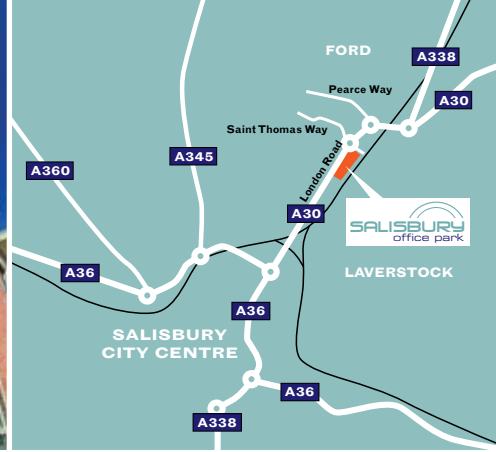


NEW OFFICES
From 1,168 to 14,362 sq ft
FOR SALE OR TO LET

www.salisburyofficepark.co.uk

A development by

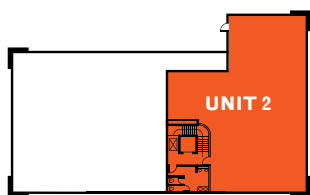
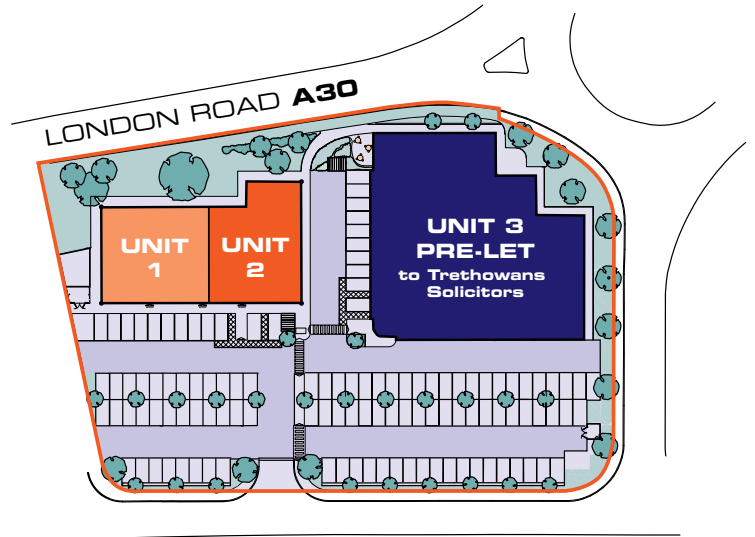
DANESCROFT
commercial developments limited



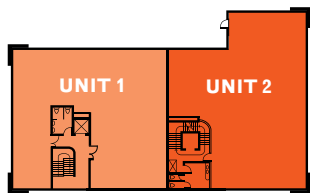
Salisbury Office Park combines new buildings with a contemporary design and the latest specification, together with a great location. The park is situated on the eastern edge of this historic City with excellent access to the City's ring road, the A36 Southampton to Bristol Trunk Road and the A303/M3 to London.

Salisbury is strategically located in Central Southern England, 88 miles from Central London, 54 miles from Bristol and 24 miles from Southampton. There is a mainline railway station with a direct service to London Waterloo (90 minutes).

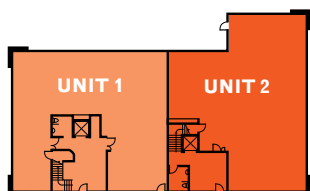
Salisbury Office Park has access to excellent facilities and the adjoining Parkwood Fitness Club, Leapfrog Day Nursery, Hampton Inn and Premier Travel Inn nearby.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor Areas

UNIT 1

Ground Floor	2,810 sq ft
First Floor	2,798 sq ft
Total	5,608 sq ft

Parking 16 spaces

UNIT 2

Ground Floor	3,063 sq ft
First Floor	2,930 sq ft
Second Floor	2,761 sq ft
Total	8,754 sq ft

Parking 29 spaces

Individual suites from 1,168 sq ft, available subject to terms.

Features

The office buildings incorporate the best aspects of modern design and specification to include:-

- Raised access floors
- Heating and comfort cooling VRF systems
- Suspended ceiling with recessed PIR controlled lighting systems
- 8 person passenger lifts
- Male, Female & Disabled WC provision
- High quality maple veneer finished doors and skirtings
- Brick pavia and landscaped car parking areas
- Unit 1 on the development has been pre-let to Trethowans Solicitors and comprises 21,495 sq ft. Units 2 & 3 have been constructed and are ready for occupation.

Terms

The units will be offered for sale freehold or to let on terms to be agreed. A service charge will be payable for the maintenance and upkeep of the common areas of the development.

VAT

VAT is payable on the price/rent.

Viewing

Further details on application to the joint agents.

Code of Practice

You should be aware that the Code of Practice for commercial leases in England & Wales recommend you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The Code is available from The Royal Institution of Chartered Surveyors or the website: www.commercialleasecodeew.co.uk



Misrepresentation Act 1967. Unfair Contract Terms Act 1977. Property Misdescriptions Act 1991

The Agents for themselves and the Vendors or Lessors of these properties whose Agents they are give notice that:

1. The particulars and any inserts therein do not constitute any part of any offer or a contract.
2. All statements contained in these particulars and any inserts therein as to these properties are made without responsibility on the parts of the Agents or the Vendors or Lessors.
3. All descriptions, dimensions (which in any event are approximate only), photographs, plans, impressions and other particulars are given in good faith but are for illustrative purposes only and any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness of each of them.
4. No person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to these properties.