

another **Glenmore** development
www.glenmore-group.co.uk

LAST UNITS REMAINING

GLENMORE BUSINESS PARK

TELFORD ROAD | CHURCHFIELDS INDUSTRIAL ESTATE | SALISBURY | SP2 7GL

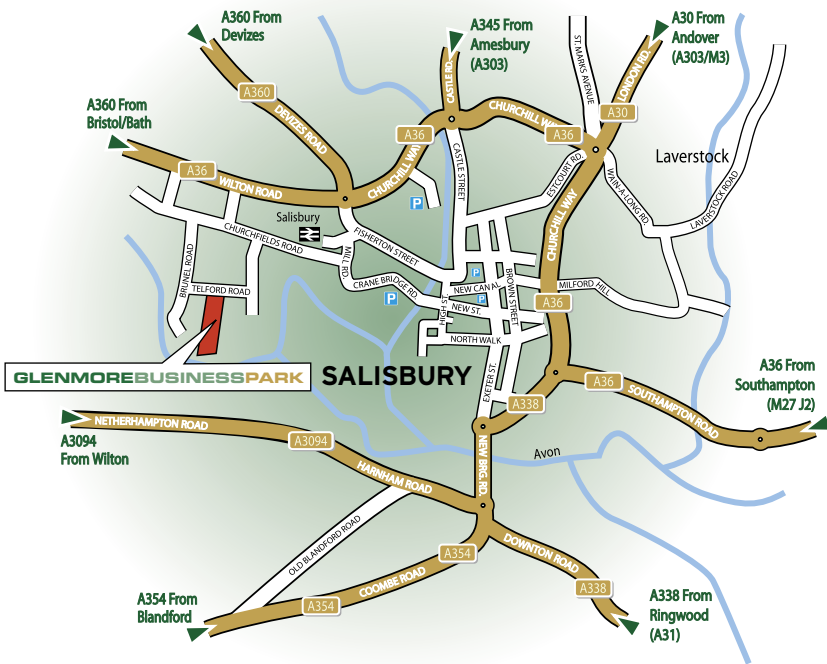
FOR SALE OR TO LET



**OVER 35 UNITS
ALREADY
SOLD/LET**

A NEW DEVELOPMENT OF INDUSTRIAL/WAREHOUSE UNITS 670 to 4,103 sq ft (62 to 381 sq m)





DESCRIPTION
Glenmore Business Park is an established and thriving development of 49 industrial and warehouse units.

These provide workshop and warehouse space and some units have first floors fitted for additional storage or upgrading to office space. Unit 6 has fitted first floor offices, other units can be fitted out, subject to terms.

Features include:-

- Steel Portal Frame
- Profile Steel Cladding
- Fitted First Floor
- Vertical Lift Loading Doors
- 3 Phase Power
- Allocated Parking Facilities
- Fitted Kitchenette
- Fitted Cloakroom

EXISTING OCCUPIERS

The last units on this successful development remain available and your business could join **over 35 existing occupiers** including **Grahams Plumbing & Heating, JSC Electrical, Innotech Motor Supplies, Signs Express** and **North Wessex Training**.

SERVICES

Mains electricity (3 phase), gas, water and drainage available to each unit.

BUSINESS RATES

Refer to schedule.

PLANNING

The units have planning consent for B1 (light industrial), B2 (general industrial) and B8 (warehouse uses). Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Salisbury District Council Planning Department, 61 Wyndham Road, Salisbury, SP1 3AH. Tel: 01722 434327.

Unit No.	FLOOR AREA (SQ FT)		
	Ground Floor	First Floor	Total
6	1366	696	2062
7	694	694	1388
7A	671	-	671
8	696	696	1392
8A	670	-	670
9	696	695	1391
9A	670	-	670
10/11	2752	1351	4103
34	1025	1025	2050
35	1025	1025	2050

TENURE

Freehold or New Lease.

PRICE/RENT

Refer to attached schedule.

LEASE TERMS

New full repairing and insuring lease(s) for a term to be agreed, subject to periodic upward only rent reviews.

VAT

VAT is payable on the price/rent.

SERVICE CHARGE

A service charge will apply for the upkeep of the common areas of the development.

VIEWING

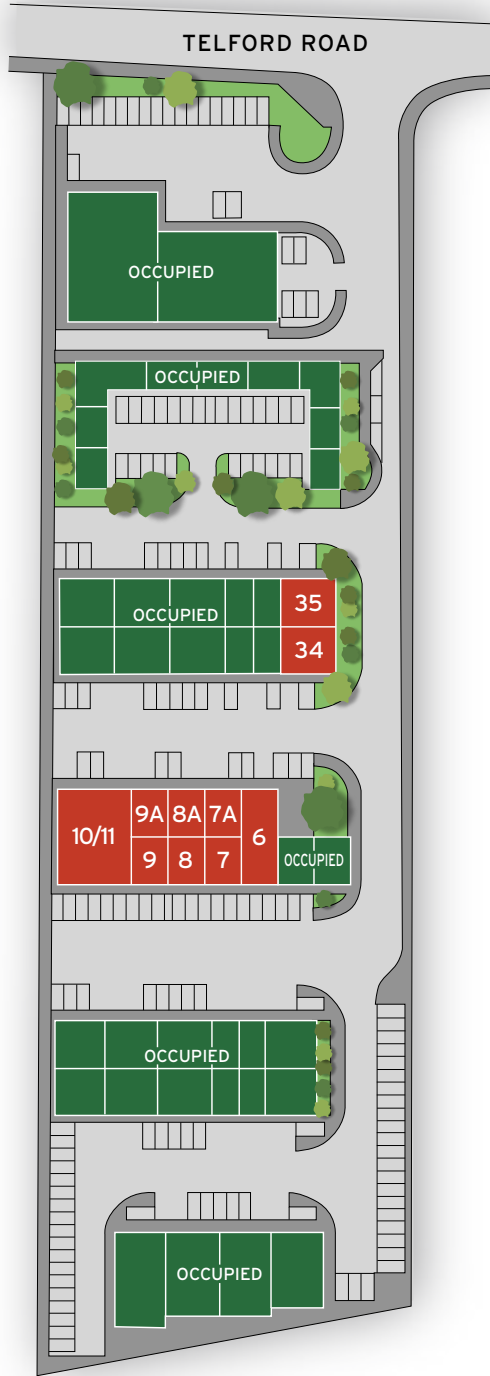
Strictly by appointment through the sole agents.



01722 337577

49 High Street, Salisbury, Wiltshire SP1 2PD

www.myddeltonmajor.co.uk



LOCATION

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 39,320 approximately and a Salisbury District population of 114,613 (Source: 2001 Census).

Rail communications are provided by a main-line Station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles) (Source: The AA).

SITUATION

Churchfields Trading Estate, situated close to Salisbury City Centre and the main-line Railway Station, is the City's most established commercial employment area, housing many corporate occupiers such as **British Telecom, Wessex Water, Scats** and **Hiflex**.

There is a strong representation of trade/retail occupiers such as **Plumb Center, Builder Center, Magnet, Speedy Tool Hire, Travis Perkins**, as well as motor trade dealerships such as **VW, Audi, Volvo, Honda** and **Renault**.

IMPORTANT NOTICE
 Myddelton & Major and their clients give notice that: (i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Myddelton & Major have not tested any services, equipment or facilities. (iii) Purchasers must satisfy themselves by inspection or otherwise.