

UNITS TO LET



INDICATIVE IMAGE



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INDUSTRIAL / WAREHOUSE UNITS TO LET

HARNHAM TRADING ESTATE
NETHERHAMPTON ROAD, SALISBURY, SP2 8NW



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SALISBURY, SP2 8NW



DESCRIPTION

The Estate comprises a range of factory/warehouse units with cavity brick/blockwork elevations and profile sheet metal cladding to walls. Each unit has the following features:

- Steel folding loading doors
- Translucent roof lighting
- Forecourt and parking area
- Male and female cloakroom facilities
- New roofs

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 12	ft ²	m ²
TOTAL	8,126	755
+ Large Secure Yard	13,978	1,299

UNIT 21	ft ²	m ²
TOTAL	1,431	133

UNIT 23 / 25	ft ²	m ²
TOTAL	2,992	278

UNIT 32 / 34	ft ²	m ²
TOTAL	2,981	277



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UNIT 12

HARNHAM TRADING ESTATE

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Unit 12 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes a fitted office and WC facilities.

The unit also benefits from a large secure yard extending to 0.32 acres.

SPECIFICATION

- 0.32 Acre Secure Yard
- Fitted Office
- WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 12	ft ²	m ²	EPC
TOTAL	8,126	755	C-62
+ Large Secure Yard	13,978	1,299	



UNIT 21 & UNIT 23/25

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Units 21 and 23 / 25 comprise of factory/warehouse units of steel frame construction with insulated profile sheet metal cladding to walls and roof. The units include a sliding shutter loading door and cloakroom facilities.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 21	ft ²	m ²	EPC
TOTAL	1,431	133	D-99

UNIT 23/25	ft ²	m ²	EPC
TOTAL	2,992	278	D-100



UNIT 21 INTERNAL





UNIT 32 / 34

HARNHAM

TRADING ESTATE

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Unit 32 / 34 comprises of a factory/warehouse unit of steel frame construction with insulated profile sheet metal cladding to walls and roof. This unit includes a fitted office and WC facilities.

SPECIFICATION

- Min. Eaves Height 6.3m
- 2 Loading Doors 4.8m x 4.0m
- Allocated Parking
- 3 Phase Electricity
- Office & WC Facilities

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 32 / 34	ft ²	m ²	EPC
TOTAL	2,981	277	E-125



LOCATION

Harnham Trading Estate is a well established industrial/warehouse development, located at Netherhampton Road (B3094), linking with the A36 on the South West side of Salisbury. Railway communications are provided by a Main-Line Station with frequent service to London

(Waterloo) which is approximately 90 mins. Road communication is well served to London via A303 (M3) (88 miles); Southampton via the A36 (M27) (24 miles); Bristol via the A36 (54 miles); and Exeter via A303 (91 miles).

 **SP2 8NW**



LEASE TERMS

The units are available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.

On behalf of the Landlord

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