

To Let

Units 2A/C, Minton Distribution Park, Amesbury SP4 7RT

36,116 sq ft (3,355.2 sq m)



- Warehouse/distribution unit with offices
- Excellent regional transport links
- Located adjacent to the A303
- Good car/lorry parking provision

Savills Bristol
Embassy House, Queens Ave
Bristol BS8 1SB

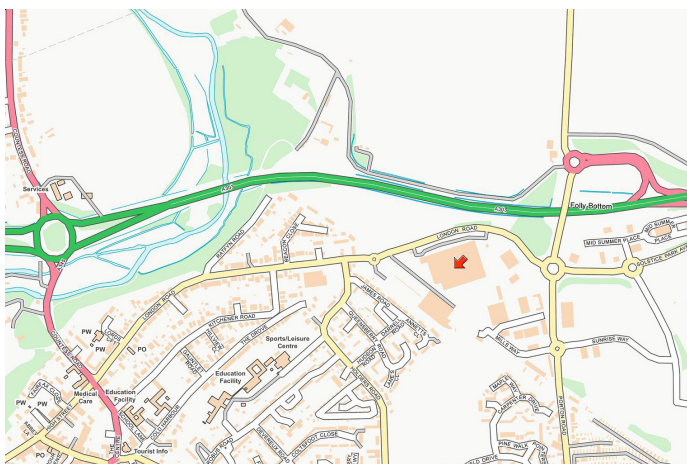
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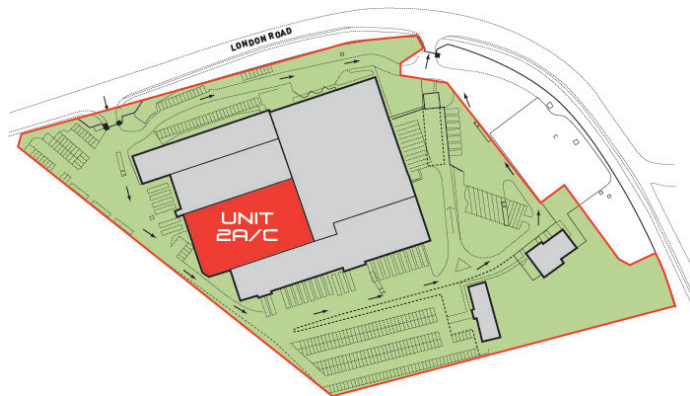
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Location

Minton Distribution Park is located within the market town of Amesbury in Wiltshire. The estate is located adjacent to the A303, a main arterial route running through the south-west. The A303 links regionally significant south-west towns and cities with the wider south-east region through the M3, located approximately 27 miles to the east. Located to the northern edge of Amesbury, the estate is accessed from London Road, leading directly from the A303. A strong retail and commercial presence surrounds Minton Distribution Park with national occupiers immediately surrounding the site in the form of Tesco, Lidl and the nearby Solstice Park Development incorporating Home Bargains, Costa Coffee, Pizza Hut, Holiday Inn and KFC.

Transport Links

Bristol	58 miles to the north-west via the A36
Swindon	33 miles to the north via the A338
Reading	51 miles to the north-east via the A303/M3
Southampton	41 miles to the south-east via the A303/A34

Description

The units are of concrete frame construction, benefit from extensive roof light panels and a minimum eaves height of 6.5 metres. The unit benefits from integral ground and first floor office accommodation. Two dock level loading doors and one ground level loading door is situated to the front of the unit, providing access onto the external loading/circulation area incorporating extensive car and lorry parking.

Accommodation

Ground Floor	Sq Ft	Sq M
Warehouse	29,967	2,784.0
Office	2,575	239.2
First Floor		
Office	3,574	332.0
Total GIA (approx.)	36,116	3,355.2

Viewing & Further Information

Strictly by prior arrangement only with the joint agents:

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Rent

Upon application.

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Planning

We anticipate that the property benefits from B8 (Storage and Distribution) planning consent. However, the property may also be suitable for B1 (Light Industrial) and B2 (General Industrial) Use. Interested parties are advised to make their own enquiries with the local authority.

Services

The property benefits from gas heating, 3 phase electric, mains water and drainage.

Rateable Value

To be assessed.

EPC

The property has the following EPC ratings:

Unit 2A	C57
Unit 2C	D77

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT where applicable.