

Industrial

CBRE

Hiflex House

Telford Road, Churchfields Industrial Estate, Salisbury, SP2 7PH

Detached Industrial Premises

123,372 sq. ft. (11,461 sq. m.)



Location

Churchfields Industrial Estate is situated in the Cathedral City of Salisbury. Salisbury is well connected with major surrounding towns and cities of Southampton (20 miles South East), Bournemouth (28 miles south), Andover (19 miles north east) and Bristol (50 miles north west). London sits approximately 85 miles to the north east. Salisbury benefits from good road links, with Southampton and Bournemouth readily accessible via the A36/A338 to the south, Bath and Bristol via the A36 to the north east, and Swindon and Oxford via the A338/A420 to the north.



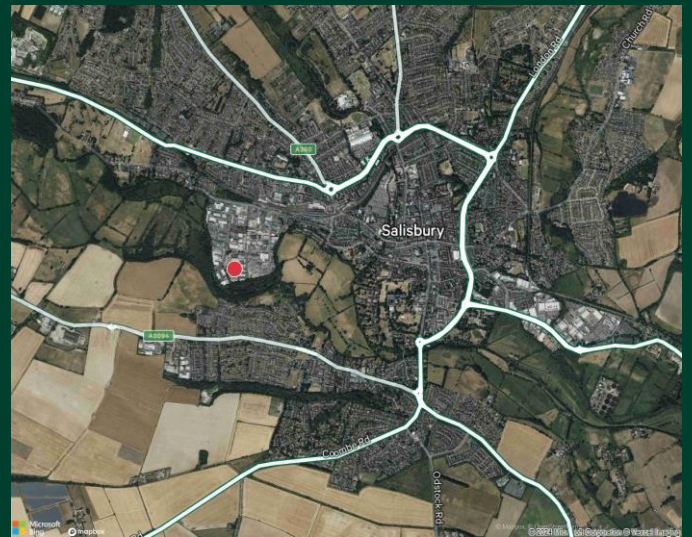
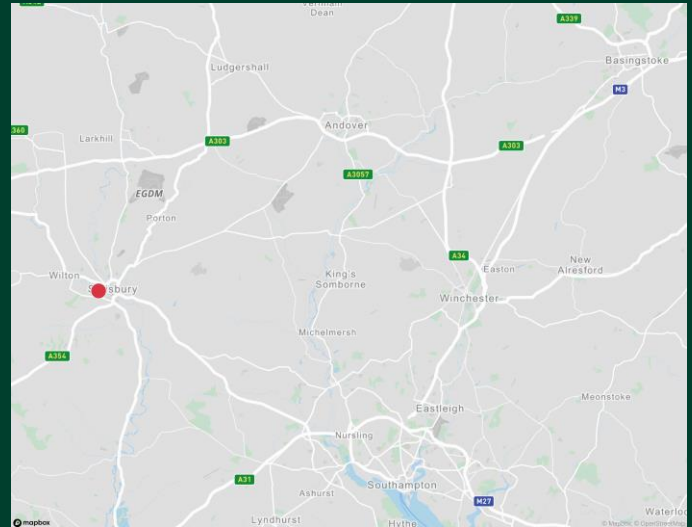
Salisbury train station provides a regular direct service to London Waterloo in 1 hour 30 minutes and to Bristol in 1 hour and 10 minutes.



Southampton Docks are located approximately 22 miles south east.



The city is positioned with easy access to all major surrounding airports, with Southampton airport 24 miles to the south east, and Bournemouth airport 25 miles to the south.



The Property

The property is located on the Churchfields Industrial Estate, which is the most popular and established employment site in Salisbury. There is a wide range of occupiers/uses on the estate with a mix of industrial, warehousing, trade counter, builders merchants and numerous main dealer car showrooms.

The property itself consists of the main single storey detached steel portal frame industrial/warehouse building, with separate two storey office pod and another single storey ancillary building (previously used as a social club).

- 6.1m min eaves height
- 5no. Loading doors
- Approx 6 acre self contained site

Accommodation

Area	Sq. ft	Sq. m
Warehouse / Workshop	106,513	9,895.4
Offices (GF)	4,900	455.2
Offices (FF)	9,226	857.1
Ancillary Building	2,733	253.9
TOTAL	123,372	11,461



1. Travis Perkins
2. Audi/VW
3. Pets Corner
4. Sydenhams
5. Peugeot/MG/Citroen
6. Mole Valley Stores
7. Howdens
8. SEAT
9. City Plumbing
10. Toolstation
11. Ford
12. Renault/Nissan/Toyota
13. Screwfix
14. Magnet

Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease upon terms to be agreed.

Rent

On application.

Contact Us

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Business Rates

It is understood the property has a current Rateable Value of £370,000.

Prospective occupiers are advised to rely on their own enquiries with the Local Rating Authority as to the Business Rates payable.

Energy Performance Certificate (EPC)

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