



# THE REFECTORY

MIDDLE YARD, BERWICK ST LEONARD, SALISBURY, WILTS, SP3 5SN

**860 sq ft Commercial Property**

Located on the beautiful Fonthill Estate.

**£750 + VAT per calendar month**

**Available now**

t. 01747 820246 / 01747 356099

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**FONTHILL**

**The Refectory  
Middle Yard  
Berwick St. Leonard  
Salisbury  
Wiltshire  
SP3 5SN**

**Description/Location**

The Refectory forms part of an attractive and high quality conversion of former agricultural buildings in Berwick St Leonard which forms part of the beautiful Fonthill Estate.

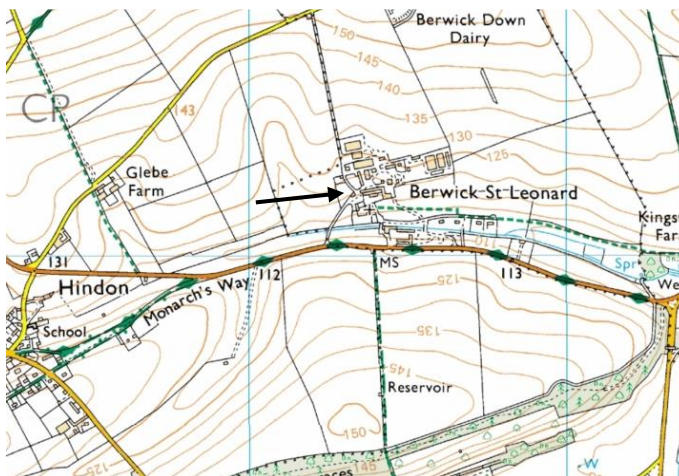
There is good access to both the A303 and the B3089 to Salisbury. Tisbury railway station is 2.5 miles away and is on the West of England main line to London Waterloo.

- 860 sq ft (80 sq m)
- Communal WC's
- High speed fibre-optic broadband available via [www.wessexinternet.com](http://www.wessexinternet.com)
- Heating supplied by the Estate's Biomass Boiler
- Parking
- Available now

**EPC**



**Map**



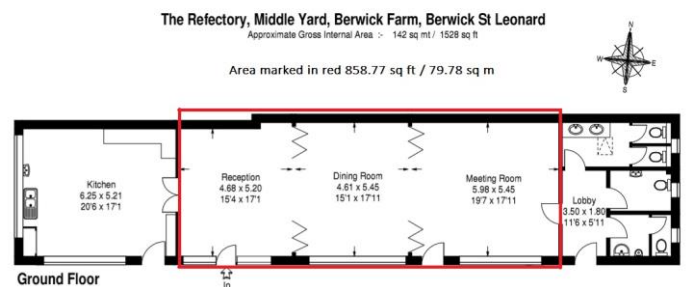
**Rent, Deposit and Fees**

The rent is £750 + VAT per calendar month. There is a service charge payable of an additional £15 + VAT per calendar month. Heating cost £40 + VAT pcm. The deposit is one month rent.

**Viewings**

Strictly by appointment only through the Fonthill Estate Office on 01747 820246.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



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