



Unit 2, Yarnbury Court

Wylde, Warminster, BA12 0QE

409 sq ft Office Space

High quality office space in an attractive rural setting with excellent transport links to the A36 and the A303. Ample Parking.

£290 plus VAT per calendar month

Available August 2024

t. 01747 356099

w. fowlerfortescue.co.uk



Fowler Fortescue
RURAL ASSET MANAGEMENT



Unit 2
Yarnbury Court
Wylde
Warminster
BA12 0QE

Location

Yarnbury Court, Unit 2 is situated in pleasant rural surroundings near Wylde, 10 miles north west of Salisbury, just off the A36 and within a short distance of the A303 which provides a dual carriageway link to the West Country and M3/London.

Description

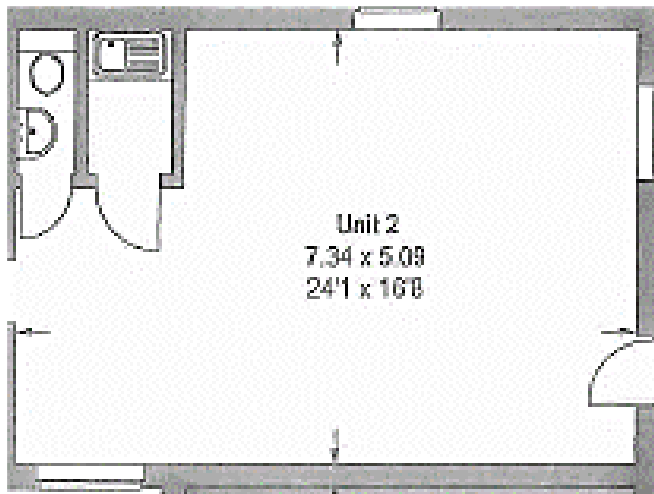
Unit 2 forms part of an attractive complex at Yarnbury Court comprising a courtyard conversion of former stable buildings and offers a range of high quality offices. There is modern open plan office accommodation overlooking landscaped gardens to the front, including one WC and a kitchenette facility in the unit. There is ample on site parking.

Accommodation

Approximately 409 ft2 (38.3 m2) featuring:

- Carpets and blinds
- Cat II lighting
- Night Storage Heating
- Parking

Floorplan



Services

Water from the Estate borehole and electric are connected to the property. There is private drainage.

Rent, Service Charge, Rates & Fees

The rent is £3,480 + VAT per annum / £290 + VAT per calendar month exclusive of all other outgoings.

The rent includes a service charge to cover drainage/sewerage, water, window cleaning and grounds maintenance. Electricity is payable separately, by the tenant.

The current rateable value is £4,900. This property is eligible for small business rates relief, should the tenant qualify.

A fee of £240 inc VAT will be charged for taking up references (financial and accountancy references may be sought from any prospective tenant prior to agreement) and drawing up a licence.

Photos



Restrictions

Please note no pets are allowed on site.

Viewings

Strictly by appointment only through FowlerFortescue.

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.