



# Unit 7, Yarnbury Court

Wylde, Warminster, BA12 0QE

## **412 sq ft Office Space**

High quality conversion of former agricultural buildings set within the tranquil location of Yarnbury Court with excellent transport links to the A36 and the A303.

**£275 plus VAT per calendar month**  
**Available Mid July**

Fowler Fortescue  
RURAL ASSET MANAGEMENT



t. 01747 356099 | [fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)



**Unit 7**  
**Yarnbury Court**  
**Wylde**  
**Warminster**  
**BA12 0QE**

**Location**

Yarnbury Court 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**

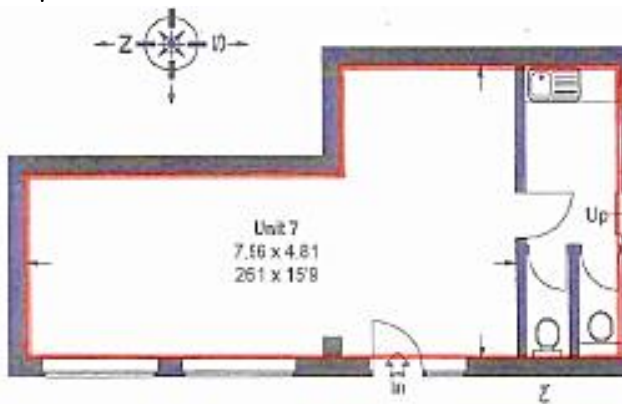
Unit 7 forms part of an attractive complex at Yarnbury Court comprising a courtyard conversion of former stable buildings and offers a range of high quality offices. There is modern open plan office accommodation overlooking landscaped gardens to the front, including two WC's and a kitchenette facility in the unit. There is ample on site parking.

**Accommodation**

Approximately 412 ft<sup>2</sup> (38.3 m<sup>2</sup>) 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 £3,300 plus VAT per annum / £275 plus 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.

The current rateable value is £3,350. 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.

**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.

t. 01747 356099 | e. [sjm@fowlerfortescue.co.uk](mailto:sjm@fowlerfortescue.co.uk)

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

[fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)

