



**To Let**

Refurbished City Centre Offices

# WARNER HOUSE

S A L I S B U R Y

Superb open plan office accommodation  
centred around a central garden feature and arranged  
over lower ground, ground, first and second floors.

**From 501 sq ft to 2,764 sq ft**  
(47 sq m to 257 sq m)

Warner House, 123 Castle Street, Salisbury, SP1 3TB





A36  
Ring Road

A36  
Ring Road

Castle Street

River Avon

Retail Area

Market  
Square

River Avon

Salisbury  
Cathedral





Warner House is an impressive modern office building located on a prominent corner of one of the main roads into the city.

Upon entering the building you can't help but be impressed by the spectacular entrance and reception- complete with a full serviced café and shared meeting space, making it an ideal environment for meeting clients or simply to use as a break-out area.

The offices are arranged over three floors and located around a central courtyard which has been completely re-landscaped. To the West of the building there is a communal outside space where staff can sit and relax next to the river.

Warner House concept is designed for like-minded companies who can work together in an environment of creativity and cooperation to the benefit of all.

WARNER HOUSE  
SALISBURY



Salisbury and South Wiltshire is a place where you, your employees and your business can really thrive.

You will be surrounded by leading companies of all sizes and from a range of business sectors.



## Location

Salisbury is an historic Cathedral City in Central Southern England. It has a resident population of 40,302 approximately and a Salisbury District population of 117,500 (Source: 2011 Census).

Rail communications are provided by a mainline station with frequent service to London (Waterloo) (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles).

*(Source: The AA)*

WARNER HOUSE  
SALISBURY







The area offers excellent communications and benefits from some of the finest countryside in the UK.

There is a choice of city or village living, excellent schools and an impressive range of leisure activities.

## Situation

Warner House is within walking distance of the Market Square and the City's wide range of shops, restaurants and cafés. It is situated alongside the City's Central Car Park offering 1,500 spaces and within walking distance of the mainline railway station. The City is served by five Park and Ride sites, offering commuters and workers easy edge of town parking with a regular bus service to the City Centre.

WARNER HOUSE  
SALISBURY





A better educated workforce and a higher standard of living provides Salisbury-based companies with highly-skilled employees who are better able to compete in the UK marketplace.

## Description

Warner House has undergone a major refurbishment and offers high quality open plan office accommodation arranged over lower ground, ground, first and second floors.

A feature entrance reception with a coffee shop and twin lifts provide easy access to each floor and the office suites have the advantage of excellent natural light. Occupiers benefit from the use of shared meeting rooms and a landscaped courtyard garden. The interior boasts LED lighting and air conditioning, together with recessed floor trunking for data, communications and power distribution. Each floor is served by high quality WCs.

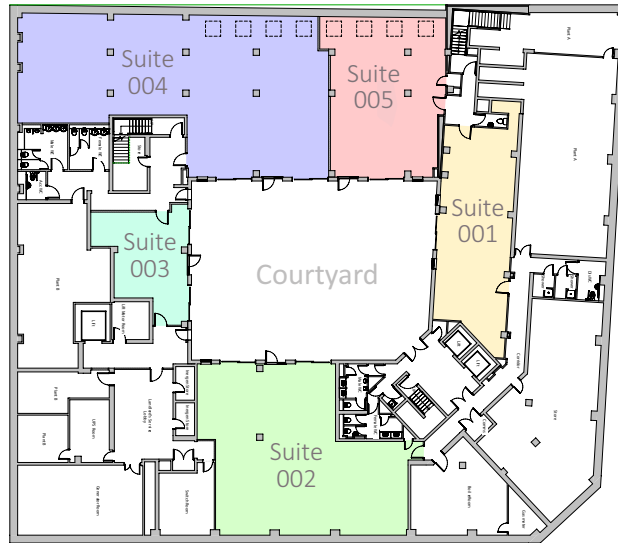
The accommodation is available to let on a floor-by-floor basis as well as individual smaller suites.

WARNER HOUSE  
S A L I S B U R Y

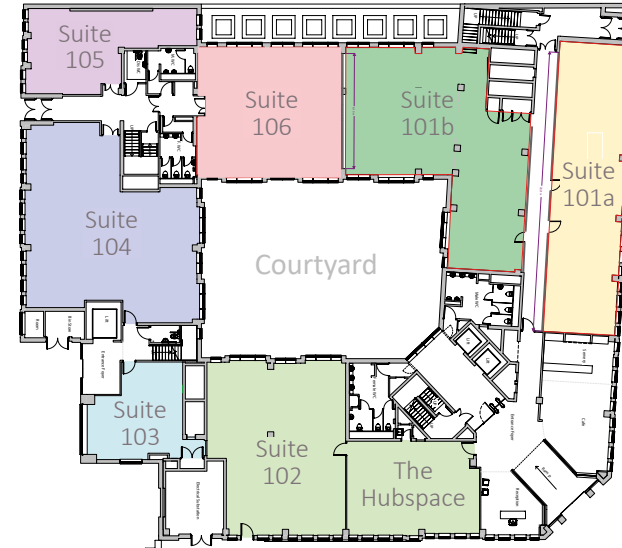


# Accommodation

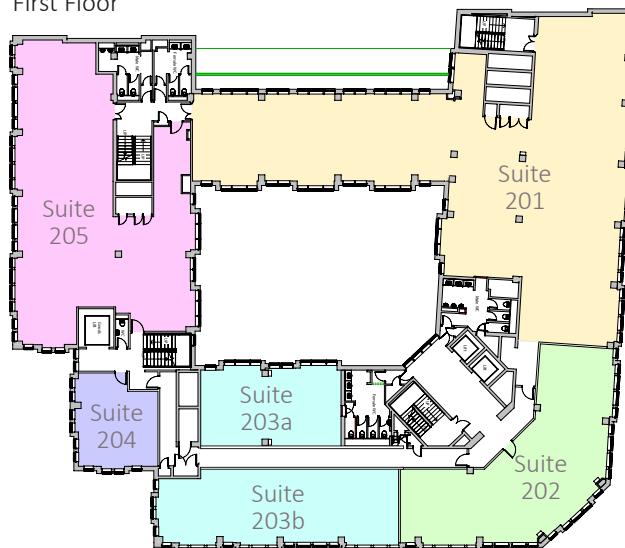
Lower Ground Floor



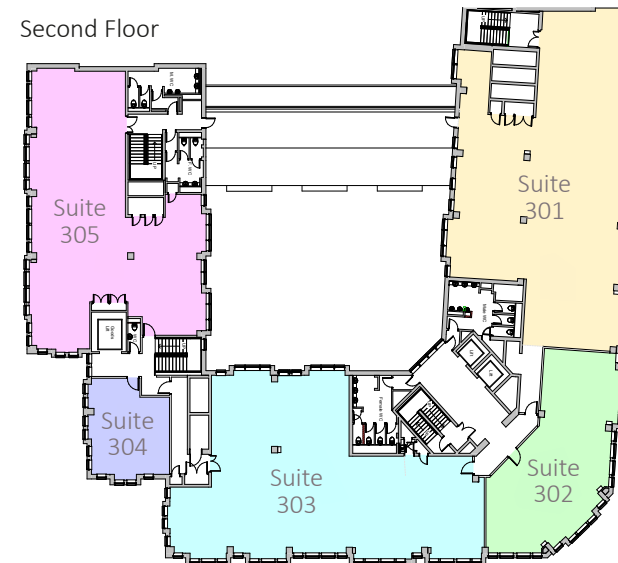
Ground Floor



First Floor



Second Floor



Plans are not to scale and are for indicative purposes only.

WARNER HOUSE  
SALISBURY



● **Drive times** from Warner House

Andover:	34 minutes
Southampton Airport:	39 minutes
Southampton:	44 minutes
Winchester:	46 minutes
Basingstoke:	54 minutes
Portsmouth:	55 minutes
Central London:	120 minutes

● **Train journey times** from Salisbury Central Station

Andover:	18 minutes
Southampton Airport:	49 minutes
Southampton:	29 minutes
Winchester:	57 minutes
Basingstoke:	34 minutes
Portsmouth:	75 minutes
Central London:	90 minutes

Drive times are taken from the AA Route Planner. Train journey times are taken from National Rail Enquiries and are entirely dependent on travel times and engineering works.



**WARNER HOUSE**  
S A L I S B U R Y

**Misrepresentation Act 1985**

Ameriscot and Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ameriscot and Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared 09/2018.

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

● **Parking**

Visitors parking is provided on site. Parking permits are available for nearby car parks and further information is available [here](#).

● **Lease Terms**

New proportional full repairing and insuring leases for terms to be agreed, subject to periodic upward only rent reviews.

● **Service Charge**

A service charge will be payable for the maintenance of the building and shared services.

● **VAT**

Rent exclusive of VAT (if applied).

See attached schedule of rents and availability.

● **Business Rates**

To be assessed. Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

● **Services**

Mains electricity, water and drainage available.

● **Planning**

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to Wiltshire Council Planning Department, The Council House, Bourne Hill, Salisbury SP1 3UZ. Tel: 0300 456 0114

● **Energy Performance Certificate**

EPC Rating:  
B - 39

● **Viewing**

Strictly by appointment through the joint sole agents:

**Dean Speer**

**James Edwards**

deanspeer@myddeltonmajor.co.uk

james.edwards@goadsby.com

**Myddelton  
& Major**

**01722 337577**  
www.myddeltonmajor.co.uk

**goadsby**

goadsby.com

**01722 433507**



# Availability Schedule

WARNER HOUSE, 123 CASTLE STREET, SALISBURY, SP1 3TB

FLOOR	SUITE NO	SIZE SQ M	SIZE SQ FT	RENT PA EXCL.	RATEABLE VALUE	AVAILABILITY
Second Floor	301	-	-	-	-	LET
	302	-	-	-	-	LET
	303	-	-	-	-	LET
	304	47	501	£8,500	£7,400	Under Offer
	305	-	-	-	-	LET
First Floor	201	-	-	-	-	LET
	202	-	-	-	-	LET
	203a	-	-	-	-	LET
	203b	-	-	-	-	LET
	203	-	-	-	-	LET
	204	-	-	-	-	LET
	205	242	2,606	£41,650	£33,000	Available
Ground Floor	101a	-	-	-	-	LET
	101b	178	1,920	£30,750	£30,250	Available
	106	117	1,255	£20,000	£17,500	Available
	102	-	-	-	-	LET
	103	-	-	-	-	LET
	104	-	-	-	-	LET
	105	-	-	-	-	LET
Lower Ground Floor	001	-	-	-	-	LET
	002	185	1,986	£27,500	£21,000	Available
	003	-	-	-	-	LET
	004	257	2,764	£27,500	£27,250	Available
	005	118	1,274	£17,900	£12,250	Available
	Filing Room	108	1,171	£5,850	£6,700	Available

## Contact



**James Edwards**

07801 734797

[james.edwards@goadsby.com](mailto:james.edwards@goadsby.com)



**Dean Speer**

01722 337577

[deanspeer@myddeltonmajor.co.uk](mailto:deanspeer@myddeltonmajor.co.uk)

WARNER HOUSE  
SALISBURY

Updated 05/06/25

Schedule to read in conjunction with the marketing schedule. Rents are exclusive of VAT, Business rates and Service Charge. The above IPMS3 floor areas have been measured in accordance with RICS Property Measurement (2<sup>nd</sup> Edition). Subject to Contract. Please call for current availability. Rateable values effective from 1.4.23.

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).



WARNER HOUSE  
S A L I S B U R Y