



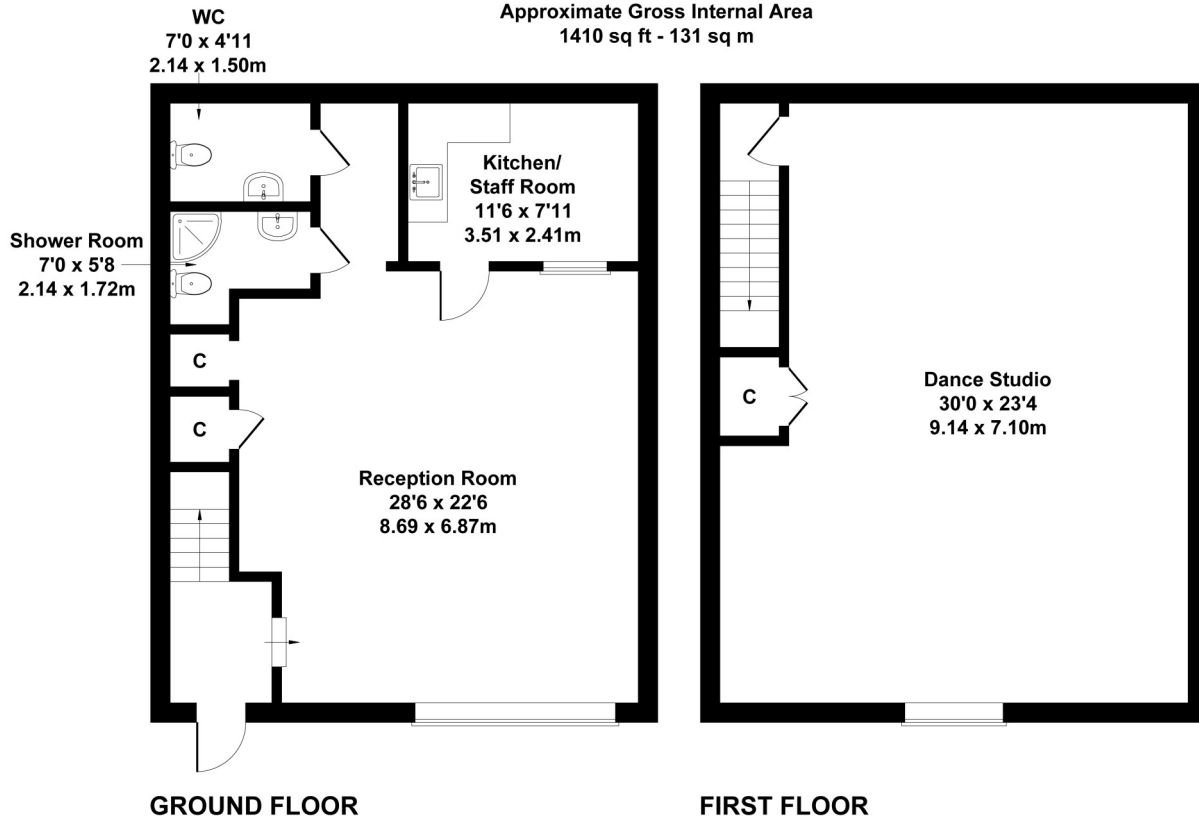
**UNIT 7 GLENMORE BUSINESS PARK, TELFORD ROAD, SALISBURY SP2 7GL
OFFERS IN REGION OF: £200,000**

Unit 7 Glenmore Business Park is a modern freehold commercial premises with a little over 1400 sq.ft forming part of a small mixed use courtyard on the edge of Churchfields Industrial Estate. The unit has been fully fitted out and insulated to modern building regulations standard with air conditioning on both floors that provide heating all year round. LED lighting throughout. The building has a 6Kwp solar PV system on the roof which generates free electricity during daylight hours and also benefits from the feed in tariff so there is an annual income from the electricity generated (available by separate negotiation). The ground floor has a large reception area, kitchen/staff room, two WC's (one with shower enclosure). Glenmore Business Park is located within walking distance of Salisbury and the mainline railway station. There are three allocated parking spaces.



Unit 7 Glenmore Business Park

Approximate Gross Internal Area
1410 sq ft - 131 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

TENURE AND SERVICES: Freehold.

BUSINESS RATES: Rateable Value TBC

LOCAL AUTHORITY: Wiltshire Council

PLANNING: Prospective purchasers must satisfy themselves to the permitted planning uses for the premises.

LEGAL COSTS: Each party will be responsible for their own legal costs.

**AWAITING COMMERCIAL
EPC**

DIRECTIONS: From the centre of Salisbury, proceed along Fisherton Street to the mini roundabout and exit left along South Western road towards the railway station. At the mini roundabout turn left on to Mill Road followed by the next turning right into Churchfields Road. Follow the road and take the first turning left into Stephenson Road followed by the third turning on the right into Telford Road. Take the next turn on the left into Stanley Court., follow the road and take the fourth turning on the right hand side. Unit 7 can be seen on the right hand side as you enter.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10748.

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