

alder king

PROPERTY CONSULTANTS

1c **TO LET**

1b

POINTER
GROUP

Unit 1b Fitz Gilbert Court

Castledown Business Park, Ludgershall SP11 9FA

Office – 694 sq ft (64.5 sq m) approx

Location

Ludgershall is situated on the Hampshire/Wiltshire border and benefits from a good range of shopping facilities including Co-op, Tesco Express and Spar supermarkets and a wealth of independent traders. Tidworth is less than 2 miles distant and provides a wide array of further retail & leisure facilities including Lidl and Tesco supermarkets and Tidworth Leisure Centre.

Castledown Business Park is situated less than 0.3 mile to the South West of the centre of Ludgershall. The Park fronts the A3026 which leads to the A303 trunk road and J8 of the M3 to the South and J15 of the M4 to the North via the A342.

There are a number of large new housing developments in the immediate vicinity offering a good opportunity for ready labour supply to businesses at Castledown Business Park.



A303



5 miles south

M4



21 miles north

Andover



7.5 miles

Salisbury



16 miles

Accommodation

Description

Castledown Business Park comprises 33 acres (13.4 hectares) of employment land suitable for office and industrial occupiers.

Phase One known as Fitz Gilbert Court comprises 21 small industrial and office units together with Castledown Business Centre which is available for the use of occupiers on the Park as well as The Enterprise Network Building.

Unit 1b is a mid terrace steel framed unit with brick clad walls and double pedestrian doors. The premises are predominantly open plan offices together with a meeting room, teapoint and wc facility.

The accommodation benefits from a suspended ceiling with recessed LED lighting, perimeter trunking, double glazed windows to the front and rear with blinds, heating, good quality carpets and décor and an intruder alarm with CCTV. There is a dedicated ISDN facility.

Services

We are advised that all mains services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The unit has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Area	Sq ft	Sq m
Ground Floor	694	64.5
TOTAL	694	64.5

Suspended ceilings



LED lighting



Open plan layout



Teapoint



WC facilities



Bicycle parking



Car parking



Planning | Rates | EPC | Terms

Use

The unit is suitable for offices or light workshop businesses.

Business Rates

The Valuation Office Agency website describes the properties as “Office and Premises” with a Rateable Value of £6,600.

Interested parties should make their own enquiries to Wiltshire Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate

The premises have an EPC rating of C (68) which is valid until 26 January 2033.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

The unit is available from by way of a new internal repairing lease direct from the Landlord for a term of years to be agreed.

Rent

The rent is £9,250 per annum exclusive of business rates, service charge, building insurance and VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord’s discretion.

VAT

The Premises are not elected for VAT and therefore no VAT will be payable.

Anti Money Laundering/Client Identification

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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Kembrey Park
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Date: November 2024

Subject to Contract



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Important Notice

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