

TO LET

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PROPERTY CONSULTANTS



Unit 6c, Brydges Court

Castledown Business Park, Ludgershall SP11 9FT

Industrial Unit – 5,960 sq ft (553.7 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 & 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.

Brydges Court is the second phase and provides 15 industrial units ranging from 711 sq ft (66 sq m) to 5,960 sq ft (553.7 sq m). Units are also capable of being combined to accommodate larger requirements.

Car Parking

There are 12 allocated parking spaces with the unit in addition to the loading apron.

The premises has a sectional loading door within the brick and profile steel clad walls and an internal height to the underside of the haunch of 16'5" (5m). The unit has three phase electricity, LED lighting, and The Park benefits from a high speed broadband facility.

There are high level windows to the front elevation providing for the creation of additional space if required.

Services

We are advised that mains electricity, water & drainage are connected to the premises. We have not tested the service installations and any occupier must satisfy themselves independently as to their state & condition.

The units have 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	5,960	553.7
TOTAL	5,960	553.7

The adjoining Unit 6b can also be leased thus providing a total of 10,900 sq ft (1,012.6 sq m).

Nearby Population



Bus Stop

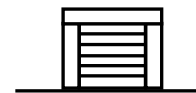


Car Parking



**Haunch Height
5m**

Surface Level Loading Door



Shell Specification



WC facilities



Planning | Rates | EPC | Terms

Use

The unit benefits from Class E(g) (office, research & development, industrial processes that do not cause significant detriment to the amenity of the area), B2 (general industrial) and B8 (warehousing & distribution) uses under the Use Classes Order.

Businesses not covered by the above planning consent will not be considered.

No motor trade uses are permitted on the Estate.

Business Rates

The Valuation Office Agency website describes the property as “Warehouse and Premises” with a Rateable Value of £46,000 from 1 April 2026.

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 B (35) which expires on 13 May 2034.

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 will be available to lease from July 2025 by way of a new full repairing and insuring lease direct from the Landlord at a rent of £48,000 per annum exclusive of business rates, service charge, building insurance and VAT.

The premises can be leased together with the adjoining Unit 6b which offers an additional 4,940 sq ft if required – thus providing 10,900 sq ft in total.

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 will be required to provide a rental deposit subject to the landlord’s discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that prospective tenants establish the VAT implications before entering into any agreement.

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

7 Pine Court
Kembrey Park
Swindon
SN2 8AD

www.alderking.com

AK Ref: JDG/DLN/65693

Date: September 2025

Subject to Contract



James Gregory

01793 428106

07917 188006

jgregory@alderking.com

Important Notice

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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

