

# TO LET

**alder king**

PROPERTY CONSULTANTS



# Unit 6b, Brydges Court

Castledown Business Park, Ludgershall SP11 9FT

Industrial Unit – 4,940 sq ft (459 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.

Brydges Court is the second phase and provides 15 industrial units ranging from 711 sq ft (66 sq m) to 5,982 sq ft (555.7 sq m). Units are also capable of being combined to accommodate larger requirements.

## Car Parking

There are 10 allocated parking spaces with the unit in addition to the loading apron.

The unit has a full height 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). Together with a pedestrian door the unit has three phase electricity, LED lighting, and The Park benefits from a high speed broadband facility.

The premises are in the process of being refurbished.

## Services

We are advised that main electricity, water and drainage 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 units have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

Area	Sq ft	Sq m
Ground Floor	4,940	459
<b>TOTAL</b>	<b>4,940</b>	<b>459</b>

### Nearby Population



### Bus Stop

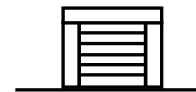


### Car Parking



**Haunch Height  
5m**

### Surface Level Doors



### Shell Specification



### WC facilities



# Planning | Rates | EPC | Terms

## **Use**

The unit benefits from Class E(g) (offices, research & development, light industrial), B2 (general industrial) and B8 (warehousing and distribution) uses under the Use Classes Order. No motor trade uses are permitted.

## **Business Rates**

The Valuation Office Agency website describes the property as “Warehouse and Premises” with a Rateable Value of £33,500.

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](http://www.voa.gov.uk)

## **Energy Performance Certificate**

The premises have an EPC rating of C (54) 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 is available to lease by way of a new full repairing and insuring lease at a rent of £39,500 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 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

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Kembrey Park  
Swindon  
SN2 8AD

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**AK Ref:** JDG/DLN/65693

**Date:** November 2024

**Subject to Contract**



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## Important Notice

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### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 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.

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Note: The demountable partitions are to be removed and the premises refurbished prior to a new letting