

141 Castle Street Salisbury SP1 3TB

Modern Office Building in Historic Cathedral City with Car Parking

41,849 sq ft For Sale or To Let



Headquarters office building set in landscaped grounds adjoining the River Avon



Description

The property comprises a four-storey purpose built office headquarters building.

A two-storey reception provides access to lift and staircase to the upper floors. The accommodation is predominantly open plan, with the benefit of raised floors, air conditioning, Category II lighting and central heating. On the ground floor, as well as office accommodation, there is additional storage, training rooms and server room space.

The first floor has a staff canteen and rest area leading out onto the roof terrace overlooking the River Avon. There are male and female WC facilities on each floor.

Externally, the self contained site provides approximately 41 car parking spaces, together with landscaped grounds which run down to the River Avon.

Accommodation

	sq ft	sq m
Ground Floor	16,820	1562.63
First Floor	10,655	989.88
Second Floor	10,889	1011.62
Third Floor	3,485	323.77
TOTAL	41,849	3887.90



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)

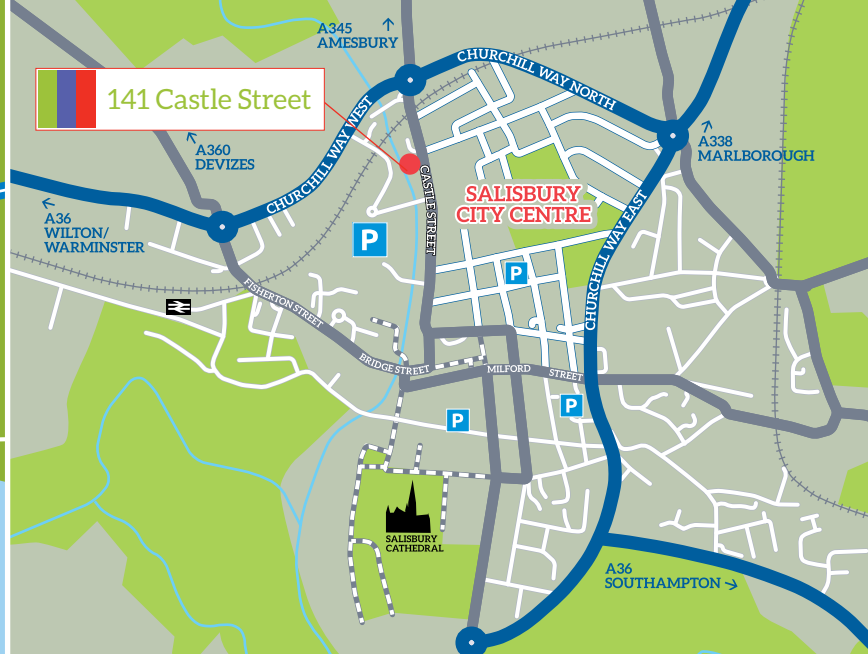
Rail communications are provided by a mainline railway station with frequent service to London Waterloo (90 minutes approx.). Road communications are well served to London via A303 (M3) (88 miles); Southampton via A36 (M27) (24 miles); Bristol via A36 (54 miles); Exeter via A303 (91 miles). (Source: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

There is a stall market at the Market Place on Tuesdays and Saturdays. The Salisbury District attracts just under 3.95 million tourists per year, which comprises 1,085,000 staying visitors and 2,862,000 day visitors. (Source: The Southern Tourist Board 2008)

Situation

141 Castle Street is situated on the northern side of Salisbury City Centre, within walking distance of the Market Square, but close to the Ring Road and mainline railway station. The property adjoins the River Avon, providing it with a riverside setting to the offices and its landscaped grounds.





Services

Mains electricity, gas, water and drainage.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

Business Rates

Rateable Value: £360,000.*

*Interested parties should satisfy themselves that the Rateable Value is correct.

Price/Rent

On application.

EPC

EPC Rating - E

Viewing

Strictly by appointment through the joint agents, Myddelton & Major and Savills.



These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error or omission, or mis-statement in these particulars. Please note that VAT may be added to any sale price or rent quoted. It is recommended that prospective purchasers and lessees make their own enquiries to establish the VAT implications prior to entering into any agreement.

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