



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## UNITS 2 AND 4 OAKRIDGE OFFICE PARK SOUTHAMPTON ROAD WHADDON SALISBURY WILTSHIRE SP4 3HT



Office 4 Oakridge Office Park

### Office Investment FOR SALE

- Units 2 and 4 freehold available subject to and with the benefit of the existing leases and rental income (Can be sold separately).
- Purchaser can take over the office park management and service charge

**£825,000 plus VAT  
Freehold**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

**SITUATION AND DESCRIPTION**

The historic Cathedral City of Salisbury has a population of 41,682 and a district population of 1175,000 (2011 census)

Whaddon and Alderbury are approximately 5 miles to the south east of Salisbury City centre just off the A36 at the junction of the Alderbury Bypass. Oakridge Office Park is located next door to Whaddon Business Park

Oakridge Office Park comprises a development of 7 self contained office units with a ground floor foot print of 11,570 sq.ft. (1,075 sq.m.) and 39 parking spaces on site.

Units 1, 3, 5,,6 and 7 have been sold on a freehold basis. Units 2 and 4 have been retained by the developer who built them originally.

Unit 2 is entirely on ground floor and has been partitioned to form a reception area at the front leading to a meeting room and an open plan office area to the rear. The accommodation includes a kitchen and cloakrooms

Unit 4 ground has been partitioned into a number of individual offices, cloakrooms and kitchenette and with a more open plan office area in the middle. There is a central staircase and lift to access the first floor. the first floor is a mix of open office areas and individual rooms. The tenants have extended the first floor so that is covers the entire ground floor footprint.

**ACCOMMODATION**

Unit 2 - Ground Floor only  
1,623sq.ft. (150.77 sq.m.) Approx  
6 Parking spaces

Unit 4 Ground and First Floors  
3,965 sq.ft (368.35 sq.m.) Approx.  
This includes 370 sq.ft. of mezzanine flooring installed by the tenants  
13 Parking spaces

**RATEABLE VALUE**

Unit 2—£17,250  
Unit 4—£33,250

**PLANNING**

Planning consent was granted 25<sup>th</sup> January 2005 for the erection of 7 Class B1 office units and creation of a new access. Planning Reference S/2004/2316

Interested parties should make their own enquiries to Salisbury District Council Planning department. Contact details below

Development Management, Wiltshire Council  
Bourne Hill Salisbury, SP1 3UZ. Tel: 0300 456 0114.

Email [developmentmanagement@wiltshire.gov.uk](mailto:developmentmanagement@wiltshire.gov.uk)

**EPC RATINGS**

Unit 2—B



Unit 4—B



Office 2 Oakridge Office Park

## TENANCIES

### Unit 2

The premises are held by way of a 6 year lease from 10<sup>th</sup> December 2016 ending 9<sup>th</sup> December 2022 to Gaudi Limited (company Registration No. 06502014) at a rental of £21,650 p.a.

Rent reviews 9<sup>th</sup> December 2019 and 9<sup>th</sup> December 2022

Tenant must keep the demised premises clean and tidy and in good repair and condition.

Service charge obligation 13%.

Permitted user is Class B1 offices .

Tenant break clause on 9<sup>th</sup> December 2019.

Rent deposit £4,262.50 plus VAT

### Unit 4

The premises are held by way of a 10 year lease from 17<sup>th</sup> April 2014 to Andante Travels Limited (Company Registration No. 01969761) at a rental of £40,000 p.a.

Rent review on 17<sup>th</sup> April 2019

Tenant must keep the demised premises clean and tidy and in good repair and condition.

Service charge obligation 29.1%

Permitted User clause is Class B1 offices

Tenant Break clause 17<sup>th</sup> April 2019

Rent deposit £8,150 plus VAT

## PRICE

£825,000 plus VAT for the freehold investment subject to and with the benefit of the existing leases and rental income.

Alternatively offers for the two units may be considered.

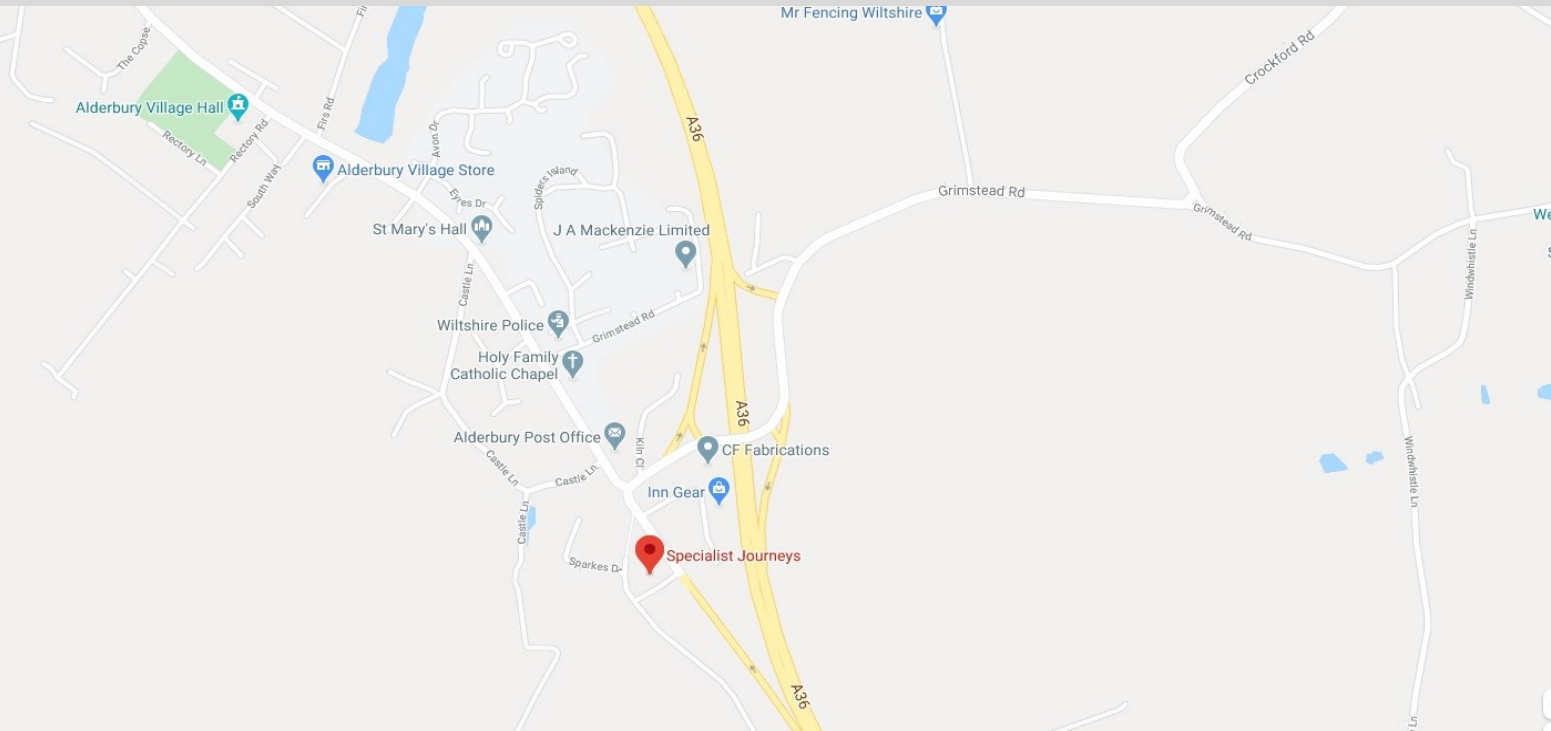
Unit 2 - £275,000 plus VAT

Unit 4 - £550,000 plus VAT

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821 Website:  
[www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



### MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.