

alder king

PROPERTY CONSULTANTS

TO LET

Unit 7b, Brydges Court

Castledown Business Park, Ludgershall SP11 9FA

Industrial Unit - 723 sq ft (67 sq m) approx

Location

Ludgershall is situated on the Hampshire/Wiltshire border and benefits from an excellent range 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 and The Enterprise Network Building.

Brydges Court is the second phase and provides 15 industrial units ranging from 711 sq ft (66 sq m) to 5,982 sq ft (55.6 sq m). Units are also capable of being combined to accommodate larger requirements.

The units in Series 7 and 8 are accessed by double pedestrian doors and benefit from an eaves height of 14'9 (4.5m). All units have three phase electricity and the Park benefits from a high speed broadband facility.

There are 2 allocated parking spaces.

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 (6th Edition).

Area	Sq ft	Sq m
Ground Floor	723	67
TOTAL	723	67

Nearby Population



Bus Stop



Amenities



Onsite parking



Shell specification



Open plan layout



WC facilities



Planning | Rates | EPC | Terms

Planning

The unit benefits from Class E (commercial, business & service), B2 (general industrial) and B8 (warehousing and distribution) uses under the Use Classes Order.

Business Rates

The Valuation Office Agency website describes the property as “Warehouse and Premises” but is assessed as one assessment for Units 7a&b. A new rateable value will be required but it is anticipated that no business rates will be payable by an occupier if this is their only business premises as it will qualify for Small Business Relief.

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 EPC Rating is C (69) and the full certificate can be provided on request.

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 £625.00 per calendar month 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:



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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.

