

# To Let

## Unit 2B, Minton Distribution Park, Amesbury SP4 7RT

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22,956 sq ft (2,132.7 sq m)

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- Warehouse/distribution unit
- Refurbished open plan offices
- 4 dock level loading bays
- Excellent car and lorry parking

**Savills Bristol**  
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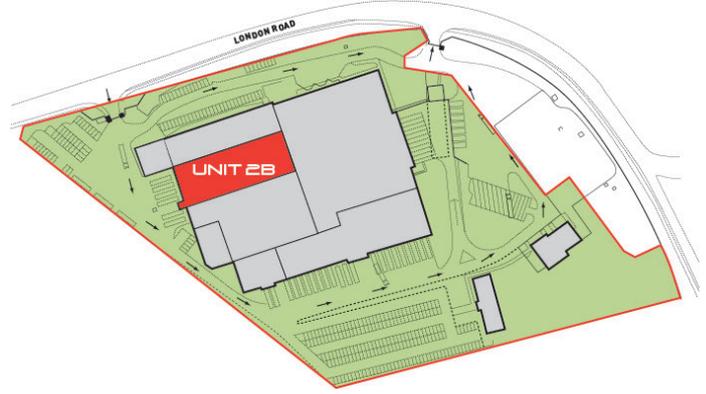
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## Location

Minton Distribution Park is located within the market town of Amesbury in Wiltshire. The estate is located adjacent to the A303, a main arterial route running through the south-west. The A303 links regionally significant south-west towns and cities with the wider south-east region through the M3, located approximately 27 miles to the east. Located to the northern edge of Amesbury, the estate is accessed from London Road, leading directly from the A303. A strong retail and commercial presence surrounds Minton Distribution Park with national occupiers immediately surrounding the site in the form of Tesco, Lidl and the nearby Solstice Park Development incorporating Home Bargains, Costa Coffee, Pizza Hut, Holiday Inn and KFC.

## Transport Links

Bristol	58 miles to the north-west via the A36
Swindon	33 miles to the north via the A338
Reading	51 miles to the north-east via the A303/M3
Southampton	41 miles to the south-east via the A303/A34

## Description

The unit is of concrete frame construction, benefits from extensive roof light panels and a minimum eaves height of 6.5 metres. The unit also benefits from refurbished, open plan office accommodation. Four dock level loading bays (2.88m Height x 2.40m Width) are situated to the front of the unit, providing access onto the external loading/circulation area incorporating extensive car and lorry parking.

## Accommodation

	Sq Ft	Sq M
Ground Floor Warehouse	20,001	1,858.2
First Floor Office	2,955	274.5
<b>Total GIA (approx.)</b>	<b>22,956</b>	<b>2,132.7</b>

## Rent

Upon application.

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Planning

We anticipate that the property benefits from B8 (Storage and Distribution) planning consent. However, the property may also be suitable for B1 (Light Industrial) and B2 (General Industrial) Use. Interested parties are advised to make their own enquiries with the local authority.

## Services

The property benefits from gas heating, 3 phase electric, mains water and drainage.

## Rateable Value

The current rateable value is £42,500. Interested parties are advised to make their own enquiries with the VOA.

## EPC

The property has the following EPC rating: C57.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT where applicable.

## Viewing & Further Information

Strictly by prior arrangement only with the joint agents:

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