

**alder king**

PROPERTY CONSULTANTS

**TO LET**

**3a**

# Unit 3a Fitz Gilbert Court

Castledown Business Park, Ludgershall SP11 9FA

Industrial Unit – 3,125 sq ft (290.3 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.

Unit 3a is an end of terrace steel framed unit with a full height electrically operated sectional loading door and separate pedestrian door. It benefits from an internal eaves height of 13'2 (4m).

The unit is currently being refurbished and will be predominantly open plan with an entrance lobby, office, 2 wc facilities and a teapoint. The unit has a three phase electricity supply. The Park benefits from a high speed broadband facility.

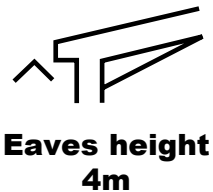
## Services

We are advised that all mains services 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.

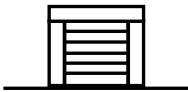
The unit has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

Area	Sq ft	Sq m
Ground Floor	3,125	290.3
<b>TOTAL</b>	<b>3,125</b>	<b>290.3</b>

There is plentiful communal car parking.



**1 surface  
loading door**



**Loading  
area**



**Onsite  
parking**



**Under  
refurbishment**



**Teapoint**



**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.

No Motor Trade Occupiers will be permitted on the Estate.

## Business Rates

The Valuation Office Agency website describes the property as “Warehouse and Premises” with a rateable value of £22,2500.

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 EPC Rating is D (98) 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 will be available from January 2023 by way of a new internal repairing lease direct from the Landlord for a term of years to be agreed.

## Rent

The rent is £28,000 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 may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may 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

12 Pine Court  
Kembrey Park  
Swindon  
SN2 8AD

[www.alderking.com](http://www.alderking.com)

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

**Date:** October 2022

**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.



Photos are indicative only – unit is under refurbishment.