

Unit 2A, Newopaul Way,
Warminster Business Park, Warminster BA12 8RY

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AND
TANNER



Description

A modern mid-terrace, regular shaped and self-contained business unit, suitable for a variety of light industrial or other business uses. Largely open plan workshop/warehouse space, with reception/office and WC (with shower) to front. Kitchenette off main warehouse. Mezzanine has been extended to create additional storage. Available to let, as seen.



Ground Floor	94.64 sq m	1,019 sq ft
Mezzanine	69.62 sq m	749 sq ft
Gross Internal Area	164.25 sq m	1,768 sq ft

Measured in accordance with RICS Property Measurement Statement (2nd Edition).

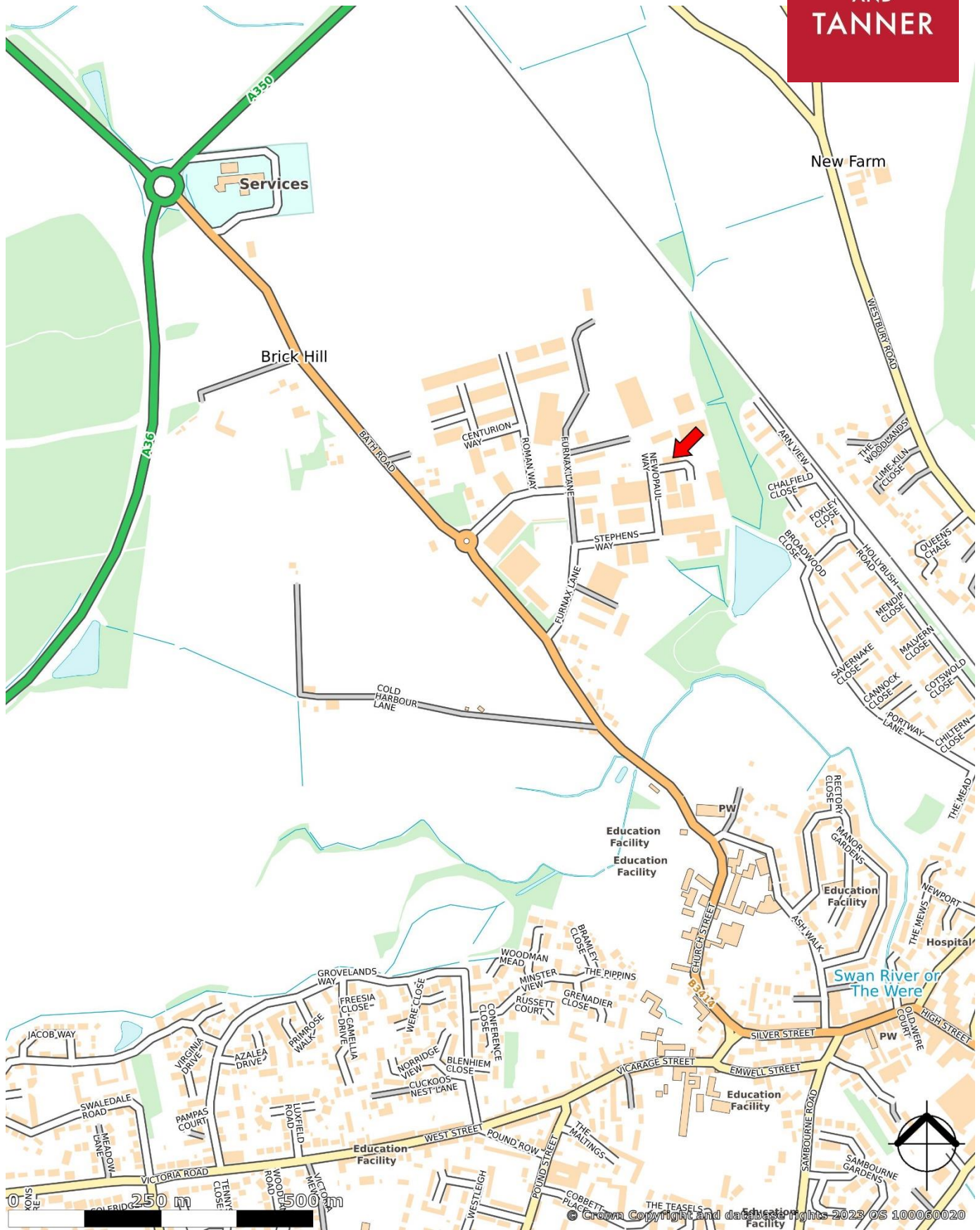
Minimum floor to ceiling height (under mezz) of 2.48 / 8' 1".
Roller shutter door to front with an opening of 4.44m / 14' 6"
high x 3.57m / 11' 8" wide.

Separate personnel entrance with electrically operated roller shutter security door.

Parking and delivery area to the front of the unit.



To Let – £1,300 PCM, excl.





Location – W3W [///icebergs.archives.cookers](http://icebergs.archives.cookers)

Situated on Newopaul Way, forming part of an established business location. Approximately 1 mile north of Warminster town centre and <1 mile distant from A36/A350 and < 9 miles from A303.

Lease Terms

Immediately available on the following terms:-

- A new 5-7 year full repairing and insuring basis
- Tenant-only breaks and upward-only rent reviews every 3 years.
- Lease to be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute £600 towards Landlord's proper and reasonable legal costs
- Deposit subject to references/credit checks.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Local Council: Wiltshire Council

Planning: We understand the unit benefits from consent for Class E – Commercial, Business and Service type uses. We understand the unit is not Listed or within a Conservation Area.

Business Rates: A search on the Valuation Office Agency website reveals this unit has a Rateable Value of £7,800 (2023 List). This is not the rates payable. Parties may benefit from relief from business rates and should make their own enquiries of the local billing authority.

Services: We understand the unit benefits from connection to mains water, drainage and electricity (3 phase). No gas. Services and appliances not tested.

EPC Rating: Energy Efficiency Rating of E116.

VAT: We understand that VAT is NOT payable on the rent.

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**



COMMERCIAL DEPARTMENT

Cooper and Tanner

Telephone 03450 347758

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Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



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