

Unit 6a, Loyal Trade Business Park
Stephenson Road, Salisbury, Wiltshire, SP2 7NP

TO LET

Industrial/Business Unit Total Size - 346 sq ft

Key Features:

- The city benefits from excellent transport links
- Situated in established industrial location
- One parking space
- Versatile accommodation suitable for a range of uses
- New lease available
- Rent £400 pcm
- The occupier may be entitled to 100% Small Business Rate relief
- No VAT





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Location

Salisbury is a historic cathedral city situated in central southern England. The city benefits from excellent transport links, with the A36 providing direct access to Southampton and Bath, and the nearby A303 connecting to the M3 motorway for routes to London and the South West.

Loyal Trade Park forms part of the well-established Churchfields Industrial Estate, Salisbury's principal commercial and industrial location. Positioned on Stephenson Road, the estate offers a diverse mix of trade counter, light industrial, and warehouse occupiers, benefiting from proximity to the city centre, the railway station, and the wider regional road network.

Description

The property comprises a ground floor light industrial/business unit, offering versatile accommodation suitable for a range of uses including storage, distribution, light manufacturing, or trade counter operations. Externally, the property is allocated one on-site parking space.

Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Unit 6a	346	32.14
Total	346	32.14

EPC

We understand the property has an EPC rating of D.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

19 August 2025

Planning

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £400 pcm exclusive.

The service charge is £71.24 pcm and insurance £12.50 pcm.

Business Rates

Rateable Value (2023): £2,250

The occupier may be entitled to 100% Small Business Rate relief.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

We understand that the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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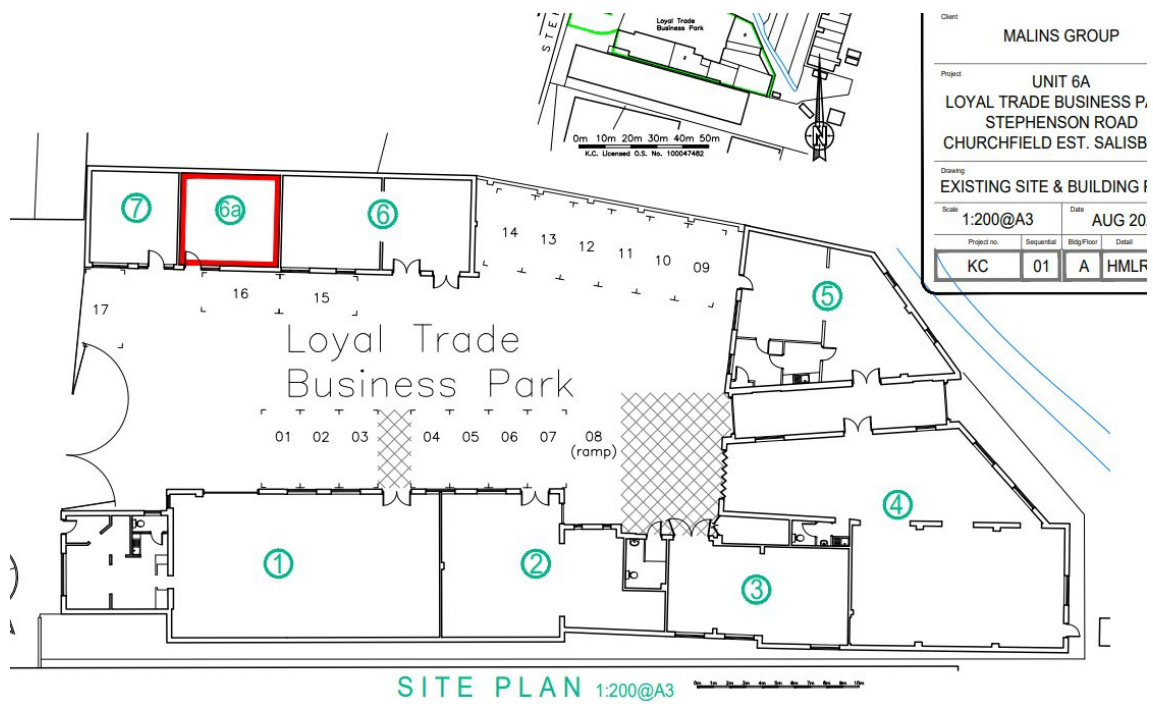
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Floor Plan



For identification purposes only.