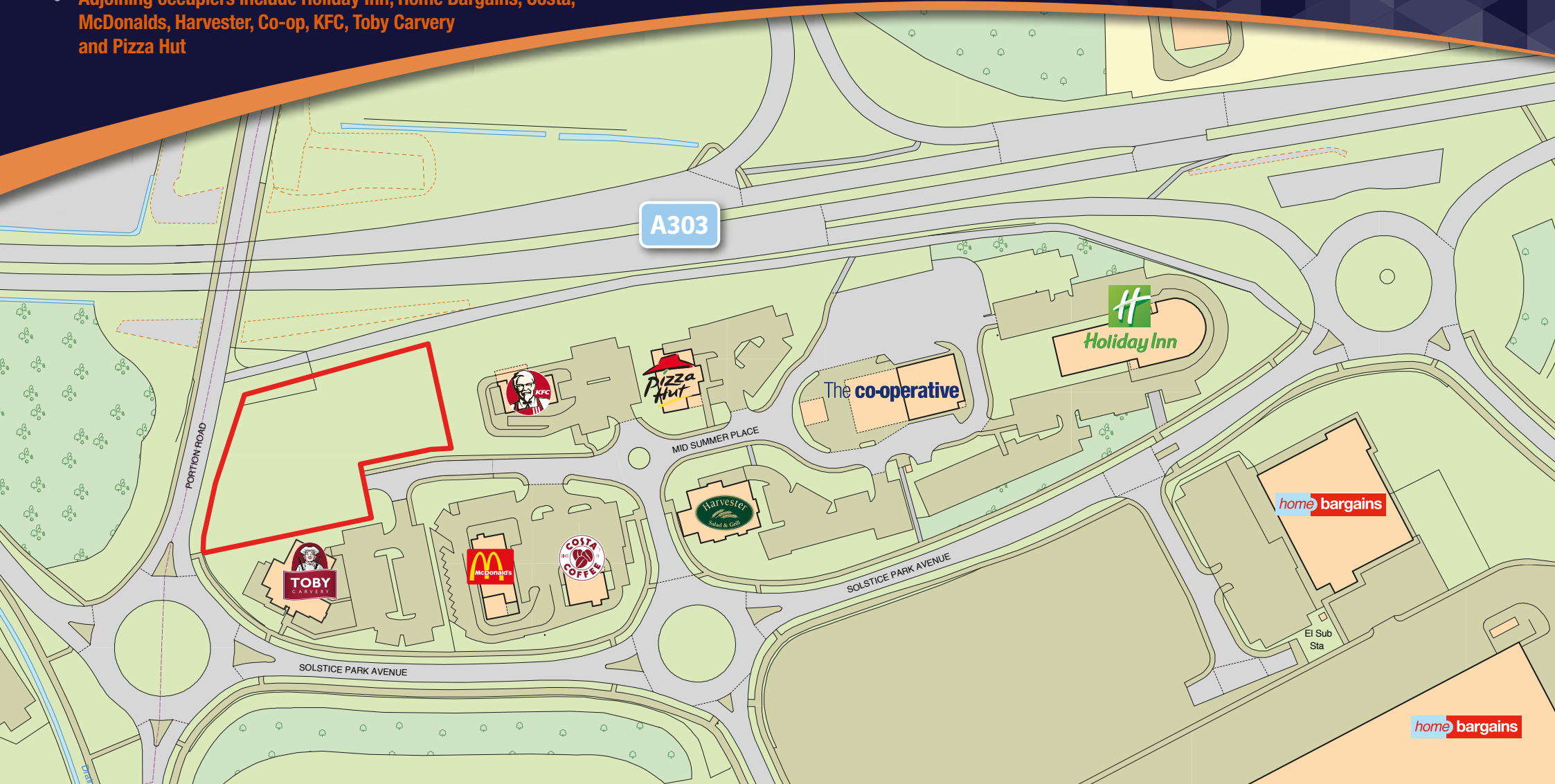


# SOLSTICE PARK, AMESBURY, SP4 7SQ

## RARE ROADSIDE DESIGN AND BUILD OPPORTUNITY

- Frontage to the A303 arterial road (28,000 movements daily) linking London to the South West
- Strategically important service station and regional distribution centre
- Large local residential population and catchment
- Adjoining occupiers include Holiday Inn, Home Bargains, Costa, McDonalds, Harvester, Co-op, KFC, Toby Carvery and Pizza Hut
- Leasehold or Freehold turnkey packages available
- Suitable for Retail, Restaurant and Trade uses
- Up to 25,000 sq ft GIA in a variety of unit sizes to suit individual requirements
- 1.5 acres



# SOLSTICE PARK, AMESBURY, SP4 7SQ

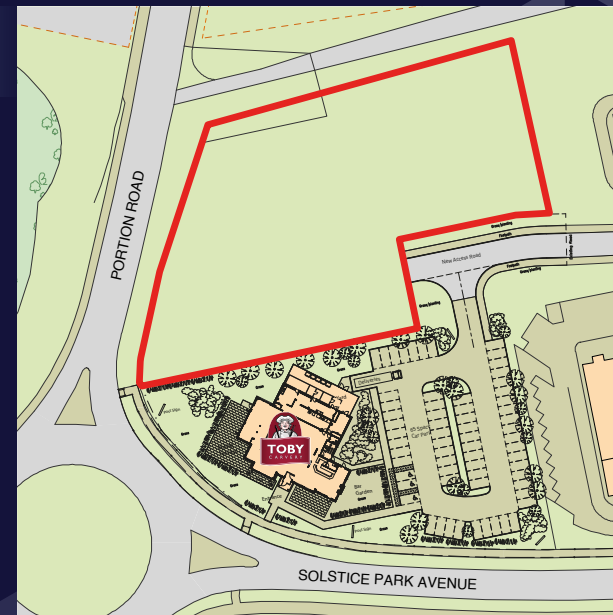
## LOCATION

Solstice park is located 1 mile to the east of Amesbury and 9 miles to the north of Salisbury. The Park is prominently situated with frontage to the A303 arterial road meaning 28,000 vehicles pass the site daily.

The site forms part of the well established and highly successful Solstice Park which includes a service station, a 1m sq ft regional distribution centre for Home Bargains employing 1200 people and major regional distribution centres for Muller Wiseman and Greggs. The retail, leisure and restaurant element includes Co-op, Holiday Inn, McDonalds, Costa, Harvester, KFC, Pizza Hut and the newly constructed Toby Carvery.

Occupiers have been attracted to the Park due to the strategic location on a main arterial route linking London with the South West. 98% of the South Of England can be reached within a 4.5 hour HGV drive time.

The nearby town of Amesbury is undergoing significant catchment growth. There are 2,400 new houses proposed in the immediate area over the coming years, several hundred of which are now either under construction or nearing completion. The City of Salisbury, with a population of 41,682 (2011 census), is also within a short drive.



## DESCRIPTION

The subject site extends to circa 1.5 acres . Our Client is a successful private property investment and development company operating in the South of England. They intend to secure planning consent for a retail, restaurant and trade scheme of circa 25,000 sq ft (GIA) which will be developed out on both a pre-let and speculative basis. The scheme will have road frontage and will be fully integrated with the remainder of the Park. Design and build packages are available to suit individual requirements including a variety of unit sizes from 1,000 sq ft (GIA).

## PLANNING

The site is allocated for mixed use development in the LDF and our client is willing to consider a range of commercial uses for the scheme, subject to planning and covenant.

## TERMS

Upon application.

## CONTACTS

For more information please contact:

**Adam Patrick**  
020 7758 0407  
adam@eshp.com

**Chris Fenton**  
020 7758 0420  
chris@eshp.com

**ESH** Edgerley Simpson Howe

020 7758 0400

