

COMMERCIAL STORAGE / WAREHOUSE



TO LET

Units 3 & 4, Manor Farm, Exton, Hampshire SO32 3NU

Approximately 8,000 sq ft—32,000 sq ft (743.22 sq m—2,970.00 sq m)

Excellent location for A32/M27 | newly converted | flexible layout

TERMS TO BE AGREED

£52,000—£208,000 per annum (plus VAT)

023 8011 9977

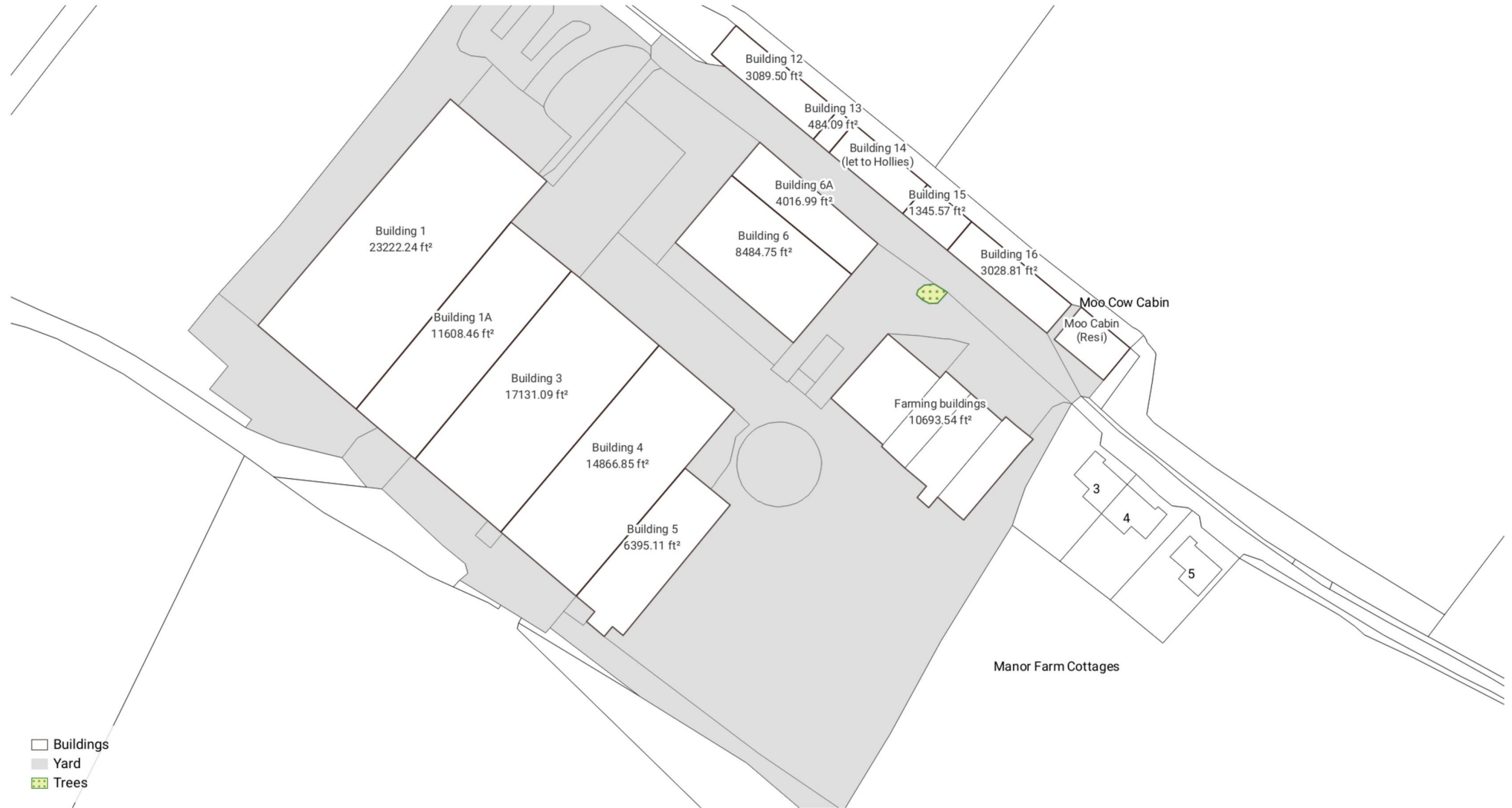
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 BCM

UNITS 3 & 4, MANOR FARM, EXTON SO32 3NU

Manor Farm Exton



EPC exempt - Currently being constructed or undergoing major refurbishment



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LOCATION

Manor Farm is located on the edge of the village of Exton in Hampshire. The farm is accessed directly from the A32 which provides a direct link to the M27 approximately 10 miles to the south. Petersfield is approximately 11 miles to the east, Eastleigh 15 miles west and Portsmouth only 17 miles south of the site.

DESCRIPTION

Buildings 3 & 4 Manor Farm are two former cattle sheds located within a large concrete yard sited on a former dairy farm. The buildings have full planning permission to be used as commercial storage space (B8 use class) and will be newly converted for the ingoing tenant.

Each building will benefit from concrete floors, full height roller shutter doors and 3-phase electrical connections. The buildings are of steel portal frame construction and have ample on site parking. Both buildings have a water supply and plumbing can be made available for the installation of WC facilities. Broadband is also available.

The Buildings are expected to be available from July 2023.

ACCOMMODATION AND RENT

The Buildings extend to approximately 32,000 sq.ft. (2,970 sq.m.) and the spaces can be combined or subdivided for individual needs subject to further confirmation.

The rent will be based on a rate of £6.50 per square foot.

BUSINESS RATES

The rateable value is yet to be set by Winchester District Council. Rates will be payable by the Tenant.

TERMS

The premises are available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT

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VIEWINGS

Strictly by appointment with BCM.



LOCAL AUTHORITY

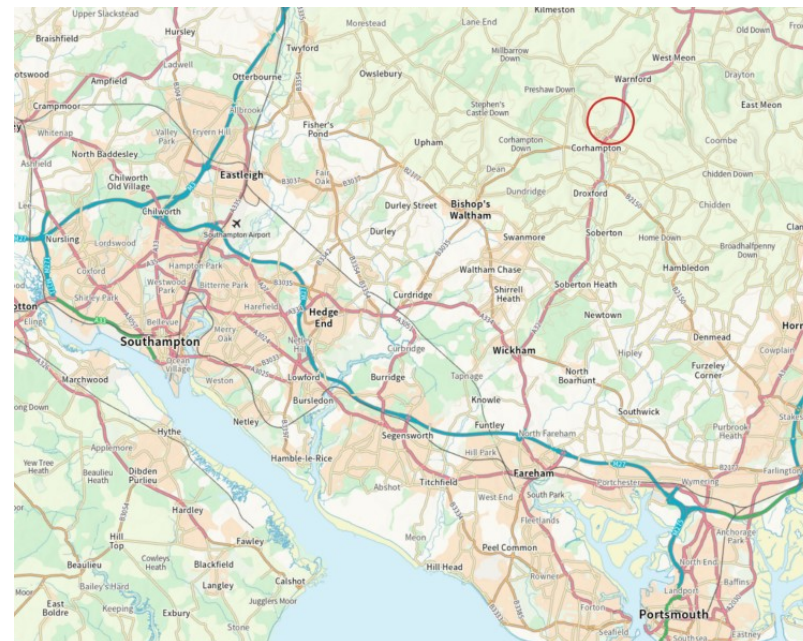
Winchester City Council

t 01962 840222 **w** winchester.gov.uk

DIRECTIONS

From J27 of the M27 (Fareham Common) take the A32 north towards Wickham. Continue along the A32 through Wickham and Droxford before approaching Exton. At the roundabout take the right hand turn towards Warnford. In approximately 0.8 miles Manor Farm will be on your left hand side marked by a BCM sign board.

 what3words  thunder.confident.searching

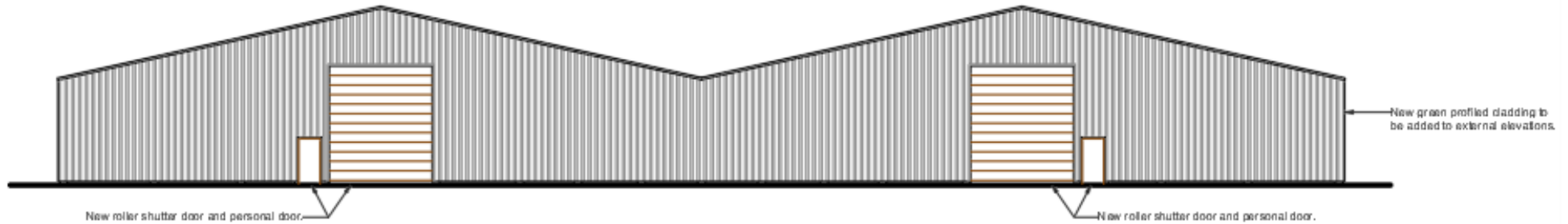


Important Notice:

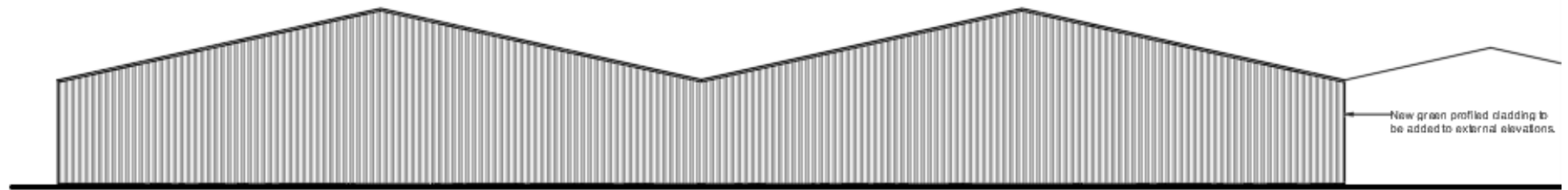
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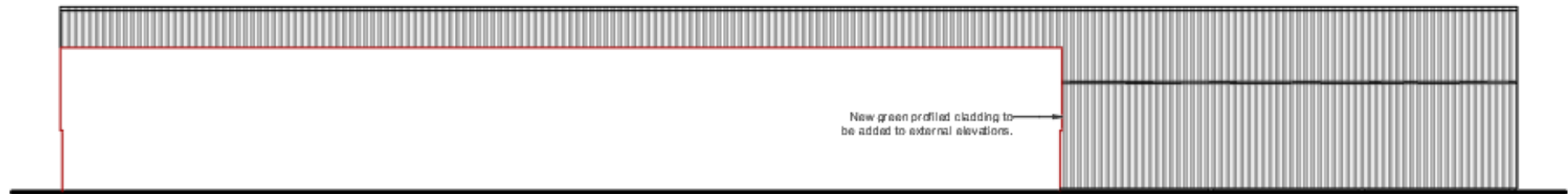
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Proposed North East Elevation



Proposed South West Elevation



Proposed South East Elevation

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