



UNITS FROM 3,700 SQ.FT. AVAILABLE



**Manor Farm Barns, Units 3 & 4, Manor Farm, Church Lane, Exton,  
Southampton, SO32 3NU**

B8 Storage & Distribution

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	3,700 to 31,998 sq ft / 343.74 to 2,972.71 sq m
<b>Rent</b>	£6.50 - £8.50 per sq ft Rent from £6.50 psf
<b>EPC Rating</b>	EPC exempt - Currently being constructed around existing units

**Key Points**

- Newly Converted Former Cattle Sheds
- Flexible Layout
- Excellent Location for A32/M27
- Full Planning Permission for B8 Storage & Distribution Use
- Ample on-site Parking



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# Manor Farm Barns, Units 3 & 4, Manor Farm, Church Lane, Exton, Southampton, SO32 3NU

## Description

Buildings 3 & 4 Manor Farm are two former cattle sheds located within a large tarmac yard sited on a former dairy farm. The buildings have full planning permission to be used as commercial storage and distribution space (B8 use class) and will be newly converted for the ingoing tenant. Specification outlined below. Units can be sub-divided to create areas from 3,700 sq.ft upwards.

The Buildings are expected to be available from 1st July 2023. Open storage options available, further details upon request.

## 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.

Directions to site - 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 3	17,131	1,591.52	Available
Unit - 4	14,867	1,381.19	Available
<b>Total</b>	<b>31,998</b>	<b>2,972.71</b>	

## Specification

- \* To be clad with insulated Kingspan cladding
- \* 3 phase power
- \* Full height loading doors
- \* Steel portal framed buildings
- \* Min. eave height approx. 4.19m (Unit 3) & 4.54m (Unit 4)
- \* Solid concrete floors
- \* Broadband connection available
- \* Water and drainage points
- \* Ample parking

## Terms

Available on a new full repairing and insuring lease for a term to be agreed with rent from £6.50 per sq.ft. The rent is exclusive of all outgoings and VAT.

## Rateable Value

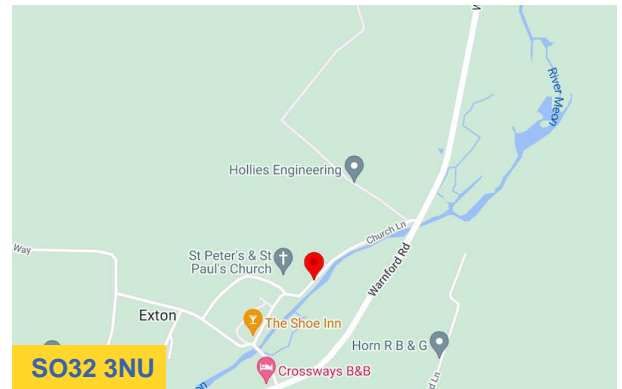
The rateable value is yet to be set by Winchester District Council. Rates will be payable by the Tenant.

## Other Matters

Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction.

VAT - Unless otherwise states all rents and costs are exclusive of VAT.

Service Charge - To be confirmed.



## Viewing & Further Information

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5 0 5 10 15 20 25  
SCALE 1: 500 m

Creation Date 04/05/2023 10:11:15

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Number	Date	Description	Issued by
B	04.05.2023	Added key and labels	HJOP
A	28.04.2023	Parking amendment	HJOP

**Key**

- Estate Boundary
- Current buildings available to let

**SKETCH SCHEME**

Client	Chris Martin		
Project Name	Manor Farm		
Drawing Title	Site Plan		
Drawing No.	8737-BCM-004		
Scale	1 : 500	Sheet Size	A1
Drawn By	HJOP	Revision	B

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