



ANTICIPATED TO BE READY Q3 2024



## Manor Farm Barns (Units 2A-I), Manor Farm, Church Lane, Exton, Southampton, SO32 3NU

Workshop / Storage Units

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	618 to 5,932 sq ft / 57.41 to 551.10 sq m
<b>Rent</b>	£10.00 per sq ft
<b>Service Charge</b>	To be confirmed
<b>Business Rates</b>	To be assessed

### Key Points

- Steel Framed Units
- Manual Roller Shutter Loading Door + Pedestrian door
- Excellent Location for A32/M27
- Lighting & Power
- On-site Parking



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# Manor Farm Barns (Units 2A-I), Manor Farm, Church Lane, Exton, Southampton, SO32 3NU

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2A	618	57.41	Available
Unit - 2B	618	57.41	Available
Unit - 2C	618	57.41	Available
Unit - 2D	618	57.41	Available
Unit - 2E	618	57.41	Available
Unit - 2F	618	57.41	Available
Unit - 2G	618	57.41	Available
Unit - 2H	618	57.41	Available
Unit - 2I	988	91.79	Available
<b>Total</b>	<b>5,932</b>	<b>551.07</b>	

## Description

Warehouse / storage units currently under construction which will be of steel framed construction benefiting from a manual roller shutter loading door with separate pedestrian access. The units will benefit from 3 phase power and lighting. Communal toilets and ample on-site parking will be available. The Buildings are under construction and is anticipated to be available from Q3 2024.

## 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.

## Specification

- \* Pedestrian Access Door
- \* Manual Roller Shutter Loading Doors
- \* Steel portal framed buildings
- \* Solid concrete floors
- \* 3-Phase Lighting & Power
- \* Communal Toilet facilities on Site
- \* Ample parking

## Terms

The units will be available on new FRI leases on terms to be agreed with the rent from £10 psf exclusive of all outgoings and VAT.

## Rateable Value

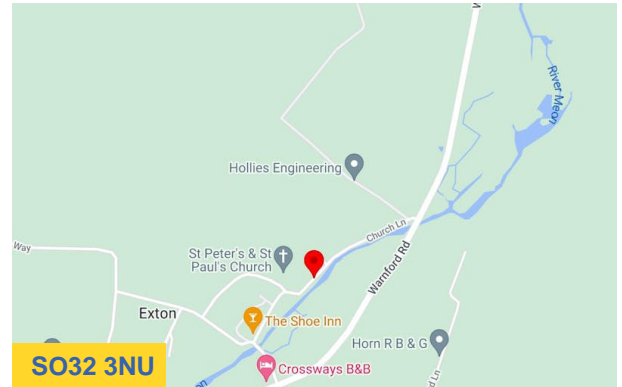
The rateable value is yet to be set by Winchester District Council. Rates will be payable by the Tenant.

## Other Matters

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

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

Service Charge - To be confirmed.



## Viewing & Further Information

**Tom Holloway**

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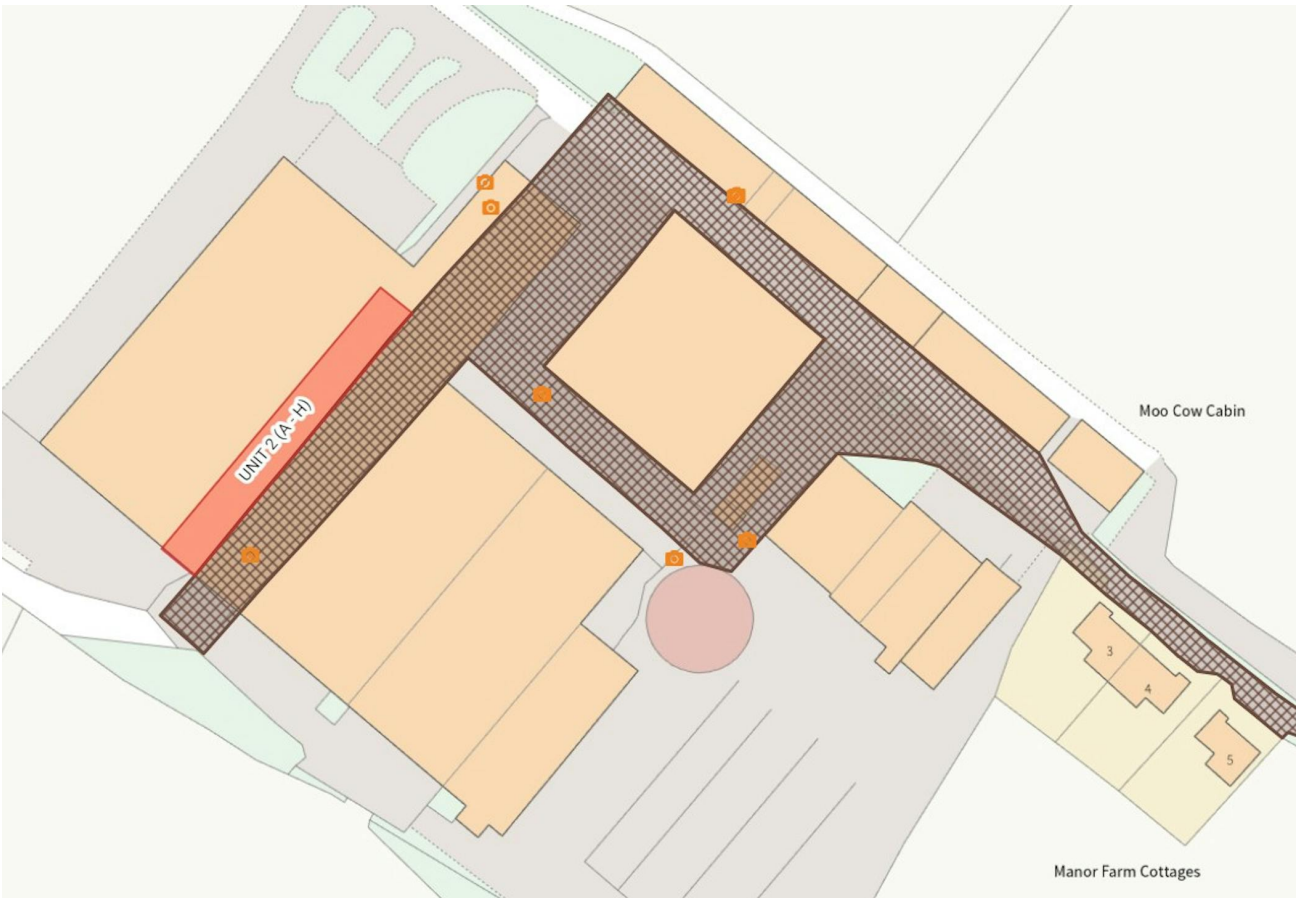
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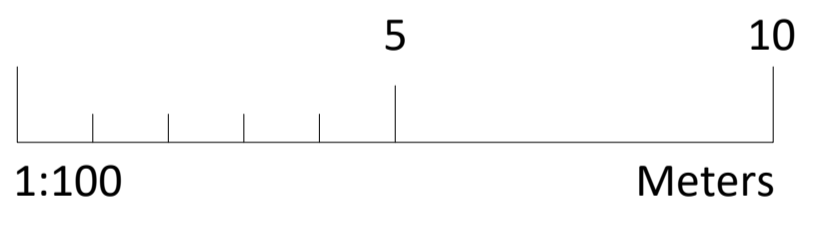
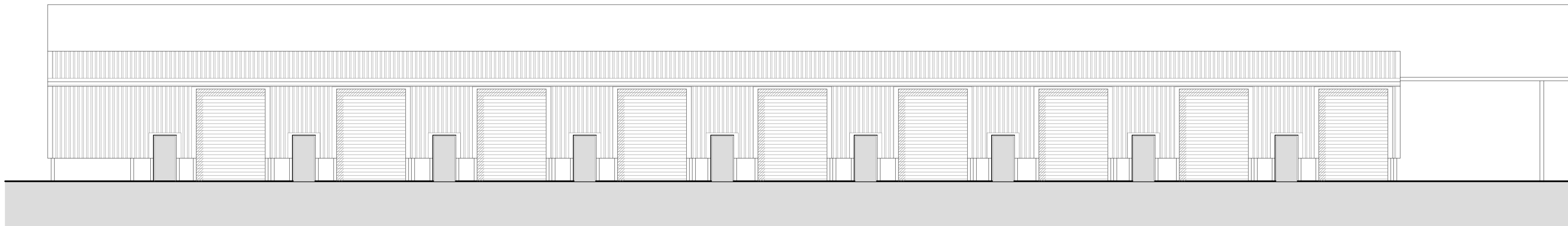
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Creation Date 11.07.2023

Revisions			
Rev	Date	Description	By
A	14.02.2023	Fenestration amended to Unit (S)	MJP
B	22.03.2024	Reduced to one elevation.	MJP

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SOUTHEASTERN ELEVATION OF UNIT 2 [A-I]

<b>PLANNING</b>			
Client	Mr C. Martin		
Project Name	Manor Farm, Exton, Hampshire		
Drawing Title	Proposed Elevation		
Drawn By	MJP		
Scale	1:100	Sheet Size	A1
Drawing No.	8737.013	Revision	B
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