

FLEXIBLE LEASES AVAILABLE



**Manor Farm Barns (Units 2A-I), Manor Farm, Church Lane,  
Exton, Southampton, SO32 3NU**  
Workshop / Storage Units

### Summary

Tenure	To Let
Available Size	654 sq ft / 60.76 sq m
Rent	£10.70 per sq ft
Service Charge	To be confirmed
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing

### Key Points

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

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

## Description

Warehouse / storage units have recently been constructed of steel framed construction benefiting from a manual roller shutter loading door with separate pedestrian access. The units benefit from an eaves height of 4.51m, single phase power and LED lighting. Communal toilets and ample on-site parking will be available.

## 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 - 2A	654	60.76	Available
Unit - 2B	654	60.76	Let
Unit - 2C	654	60.76	Let
Unit - 2D	654	60.76	Let
Unit - 2E	654	60.76	Let
Unit - 2F	654	60.76	Let
Unit - 2G	1,308	121.52	Let
Unit - 2H	1,057	98.20	Under Offer
<b>Total</b>	<b>6,289</b>	<b>584.28</b>	

## Specification

- \* Pedestrian Access Door
- \* Manual Roller Shutter Loading Doors (3m(w) x 3.66m(h))
- \* Steel portal framed buildings
- \* Solid concrete floors
- \* 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 £10.70 psf exclusive of all outgoings and VAT.

## Rateable Value

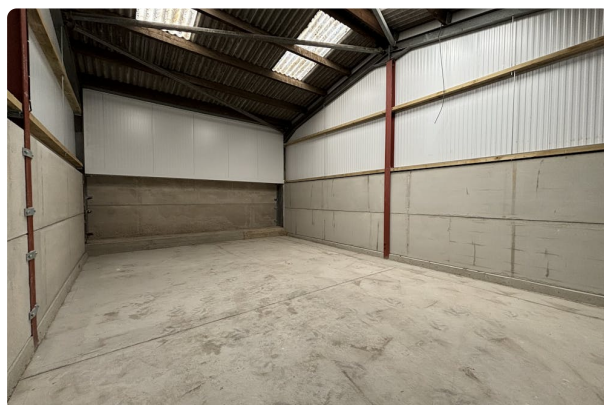
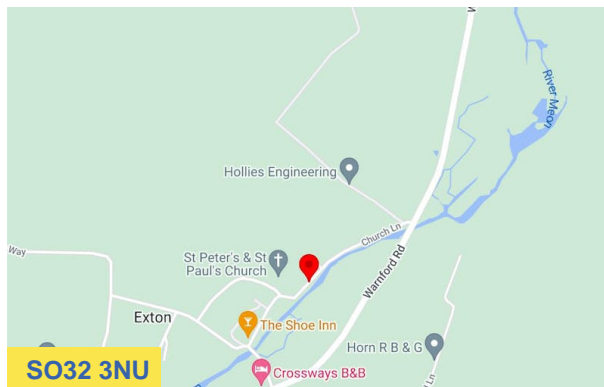
The rateable value is yet to be set by Winchester District Council. Rates will be payable by the Tenant.

## 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

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