



UNDER CONSTRUCTION

**Manor Farm Barns, Unit 1c Manor Farm, Church Lane, Exton,  
Southampton, SO32 3NU**  
Commercial Storage / Warehouse

### Summary

Tenure	To Let
Available Size	14,579 sq ft / 1,354.43 sq m
Rent	£100,000 per annum £6.86 psf
Service Charge	To be confirmed
Business Rates	To be assessed
EPC Rating	EPC exempt - Currently being constructed or undergoing

### 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, Unit 1c Manor Farm, Church Lane, Exton, Southampton, SO32 3NU

## Description

Unit 1c is part of a converted cattle shed, located within a large concrete yard sited on a former dairy farm. The building has full planning permission to be used as commercial storage space (B8 use class).

The building benefits from concrete floors, 3 x full height roller shutter doors and 3-phase electrical connections. The building is of steel portal frame construction and has ample on site parking. Unit 1c has a water supply and plumbing can be made available for the installation of WC facilities. Broadband is also 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 - - 1 Warehouse	14,579	1,354.43	Available
<b>Total</b>	<b>14,579</b>	<b>1,354.43</b>	

## Specification

- \* Building to be re-clad with the existing roof to remain
- \* 3 phase power
- \* 3 x Loading doors
- \* Steel portal framed building
- \* Solid concrete floors
- \* Broadband connection available
- \* Water and drainage points
- \* Ample parking

## Terms

Available on a new Internal Repairing and Insuring lease for a term to be agreed at a rent of £100,000 per annum. (£6.86 psf)  
The rent is exclusive of all outgoings and VAT.

## Rateable Value

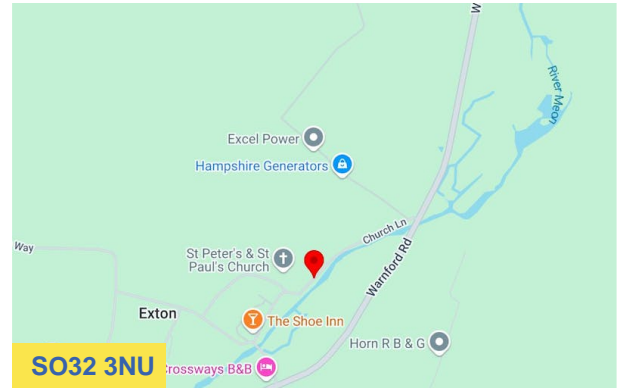
The rateable value is yet to be set by Winchester District Council. Rates will be payable by the Tenant.

## 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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# Unit 1C Manor Farm Exton

