

TO LET: WORKSHOP/LOCKUP UNITS



Unit 2, Manor Farm,
Exton, Hampshire
SO32 3NU

Approximately 654 sq ft (60.78 sq m) per unit

Excellent Location for A32/M27 | Flexible Layout | Ample Parking

Currently Being Refurbished Into Workshops

TERMS TO BE AGREED

£6,540 per annum (plus VAT)

UNIT 2, MANOR FARM, EXTON SO32 3NU

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

Unit 2 consists of multiple commercial workshops, presently under construction and are being built with a steel frame structure. These units will feature a manual roller shutter loading door along with a separate personnel door for pedestrian access.

The units benefit from concrete floors, 3-phase electrical connections and have ample on site parking. Communal WC facilities will be located onsite.

The Buildings are expected to be available from the end of July 2024.

The rent is £6,450 per annum excluding VAT and all outgoing.

ACCOMMODATION AND RENT

Each unit will extend to approximately 645 sq.ft. (60 sq.m.) and the spaces can be combined or subdivided for individual needs, subject to further confirmation.

BUSINESS RATES

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

LEGAL COSTS

Each party will be responsible for their own legal costs.

TERMS

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

CONTACT

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LOCAL AUTHORITY

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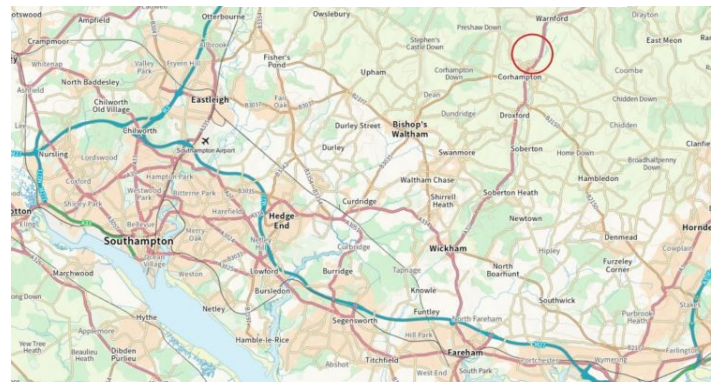
VIEWINGS

Strictly by appointment with BCM.or Holloway, Iliffe & Mitchell

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.

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Important Notice:

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