

# COMMERCIAL STORAGE / WAREHOUSE



## TO LET

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

Approximately 7,815 sq ft (726 sq m)

Excellent Location for A32/M27 | Newly Converted | Flexible Layout

TERMS TO BE AGREED

**£55,000 per annum (plus VAT)**

023 8011 9977

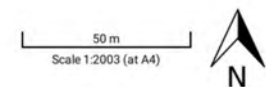


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# UNIT 3B, MANOR FARM, EXTON SO32 3NU

## Unit 3B, Manor Farm, Exton



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## 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 3B 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, 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 3B has a water supply and plumbing can be made available for the installation of WC facilities. Broadband is also available.

## ACCOMMODATION AND RENT

The subdivided unit extends to approximately 7,815 sq.ft. (726 sq.m.).

## BUSINESS RATES

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

## TERMS

The premises is available on an internal maintaining and repairing lease for a term by arrangement and subject to regular rent reviews. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## CONTACT

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Tom Holloway **t** 023 92377800 **e** tom@hi-m.co.uk

## VIEWINGS

Strictly by appointment with BCM.


## LOCAL AUTHORITY

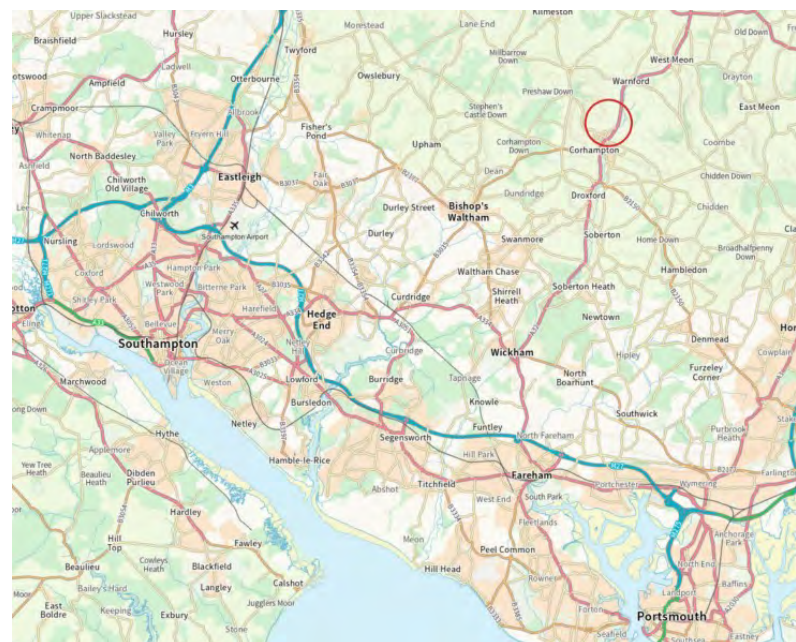
Winchester City Council

**t** 01962 840222 **w** winchester.gov.uk

## 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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