



# UNIT 1E

Manor Farm, Church Lane, Exton, Southampton, Hampshire,  
SO32 3NU

TO LET

£35,000



# Unit 1E

Manor Farm, Church Lane, Exton, Southampton, Hampshire, SO32 3NU

Unit 1E 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 light industrial (B1/E use class) and commercial storage space (B8 use class).

The building benefits from concrete floors, a full height roller shutter door and 3-phase capability. The building is of steel portal frame construction and has ample on site parking. Unit 1E 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.

## DESCRIPTION

Unit 1E forms part of a converted cattle shed situated within a large concrete yard on a former dairy farm. The property benefits from full planning permission for light industrial use (Use Class B1/E) and commercial storage (Use Class B8).

The unit is of steel portal frame construction with concrete flooring and a full-height roller shutter door. It is capable of accommodating a three-phase power supply and benefits from ample on-site parking.

Unit 1E has water supply and drainage can be made available to facilitate the installation of WC facilities if required. Broadband is also available, subject to the tenant's own arrangement

## ACCOMMODATION AND RENT

The subdivided unit extends to approximately 3,611 sq.ft. (335 sq.m.).

## BUSINESS RATES

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

## TERMS

Available on a full Internal Repairing and Insuring lease for a term to be agreed at a rent of £35,000 per annum. The rent is exclusive of all outgoings and VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## CONTACT

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## VIEWINGS

Strictly by appointment with BCM Wilson Hill.

## LOCAL AUTHORITY

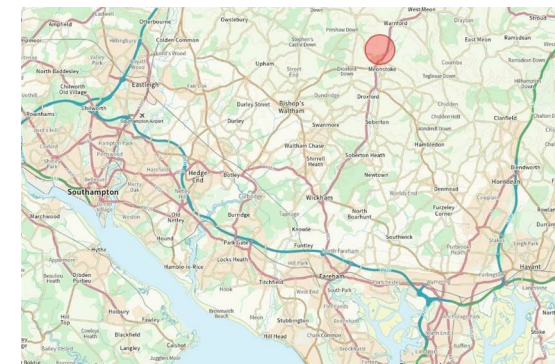
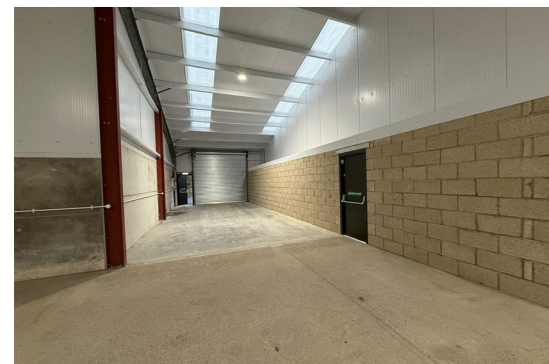
Winchester City Council  
t 01962 840222 w [winchester.gov.uk](http://winchester.gov.uk)

## 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.

## WHAT3WORDS

[///thunder.confident.searching](http://thunder.confident.searching)





**IMPORTANT NOTICE**

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Commercial - Winchester**

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