



UNDER CONSTRUCTION

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

Summary

Tenure	To Let
Available Size	618 to 5,932 sq ft / 57.41 to 551.10 sq m
Rent	£10.00 per sq ft
EPC Rating	Exempt – Under Construction

Key Points

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



Description

Warehouse / storage units currently under construction which will be of steel framed construction benefiting from a manual roller shutter loading door with separate pedestrian access. The units will benefit from 3 phase power and lighting. Communal toilets and ample on-site parking will be available. The Buildings are expected to be available from April 2024.

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	618	57.41	Available
Unit - 2B	618	57.41	Available
Unit - 2C	618	57.41	Available
Unit - 2D	618	57.41	Available
Unit - 2E	618	57.41	Available
Unit - 2F	618	57.41	Available
Unit - 2G	618	57.41	Available
Unit - 2H	618	57.41	Available
Unit - 2I	988	91.79	Available
Total	5,932	551.07	

Specification

- * Pedestrian Access Door
- * Manual Roller Shutter Loading Doors
- * Steel portal framed buildings
- * Solid concrete floors
- * 3-Phase 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 psf exclusive of all outgoing and VAT.

Rateable Value

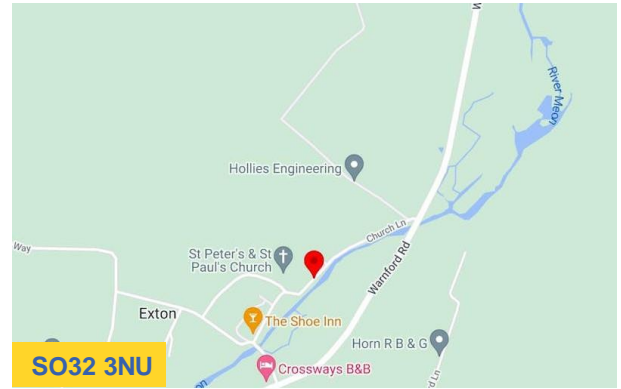
The rateable value is yet to be set by Winchester District Council. Rates will be payable by the Tenant.

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

Tom Holloway

023 9237 7800 | 07887602603

tom@hi-m.co.uk

Louisa Watson Smith (BCM)

01962 765 075 | 01962 765 075

lwatsonsmith@bcm.co.uk

Herbie Frankcom (BCM)

01962 765 079 | 01962 765 079

hfrankcom@bcm.co.uk

More properties like this at www.hi-m.co.uk



For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT Generated on 17/04/2024

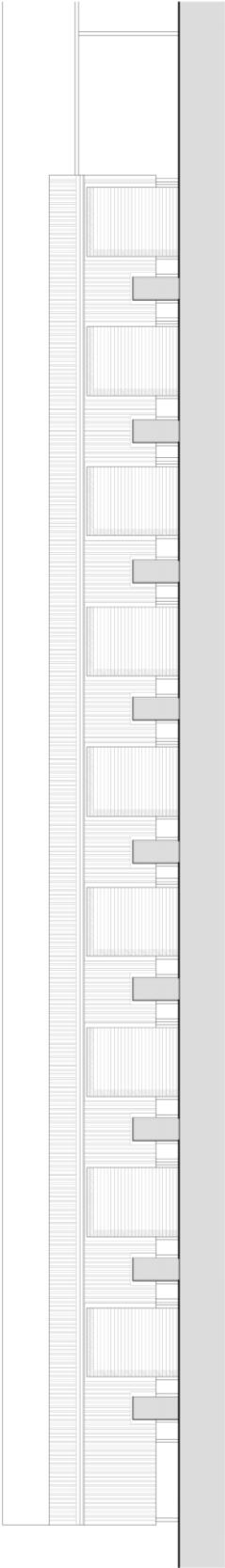


Creation Date 11.07.2023

REVISIONS

No.	Date	Description	By
1	11.07.2023	Issued for construction	BCM

- NOTES
- This drawing remains the copyright of BCM
 - Do not scale from this drawing. Use figured dimensions only.
 - This drawing is to be read in conjunction with all consultants and specialists.
 - Check the name: 8737.010.013.A.013b Existing and Proposed Floor Plans A&B
 - Check the name: 8737.010.013.A.013b Existing and Proposed Floor Plans A&B
 - Check the name: 8737.010.013.A.013b Existing and Proposed Floor Plans A&B
 - Check the name: 8737.010.013.A.013b Existing and Proposed Floor Plans A&B



1:100
5 10
Meters

SOUTHEASTERN ELEVATION OF UNIT 2 [A-I]

PLANNING

Client Mr C. Martin
Project Name Manor Farm, Exton, Hampshire

Drawing Title Proposed Elevation

Drawn By	MJP
Scale	1:100
Drawing No.	8737.013
Sheet Size	A1
Revision	B

BCM
The Old Dairy
Winchester Hill
Sutton Scotney
Manor Farm, Exton
Hampshire
SO21 3NZ
t: 01963 763 900
www.bcm.co.uk