

# TO LET COMMERCIAL UNIT



## Unit 1D, Manor Farm Church Lane, Exton, Hampshire, SO32 3NU

- Newly Converted Agricultural Building • Steel Portal Frame • Close to good transport networks • Rural location • Roller Shutter Doors

Approximately 5,200 sq ft (438 sq m)  
Excellent Location for A32/M27 | Newly Converted | Flexible Layout  
TERMS TO BE AGREED

**£50,000 Per Annum**

# Unit 1D, Manor Farm Church Lane, Exton, Hampshire, SO32 3NU

Unit 1D 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 1d 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 1D 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. The building is of steel portal frame construction with roof lighting and has ample on site parking. Unit 1D has a water supply and plumbing can be made available for the installation of WC facilities.

## ACCOMMODATION AND RENT

The subdivided unit extends to approximately 5,200 sq.ft. (438 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 £50,000 per annum. The rent is exclusive of all outgoing 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](https://www.what3words.com/thunder.confident.searching)



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