



The Grain Store

Stapeley Manor Farm, Long Lane, Odiham, RG29 1JE

B8 Storage / Warehouse Facilities in a Rural Setting

6,009 sq ft
(558.25 sq m)

- 2 roller shutter loading doors 5.7m (w) x 5.42m (h)
- Minimum eaves 5.6m rising to 7.5m at the ridge
- Security & Fire Alarms plus IT Communications cabinet
- Mains electricity connected
- Parking & loading facilities
- Shared WC & kitchenette facilities
- Flexible lease terms

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Summary

Available Size	6,009 sq ft
Rent	£36,500 per annum
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

Description

The Grain Store comprises a former agricultural building of steel frame construction with part concrete block and part profile steel clad elevations, all under a pitched corrugated roof. The building provides open plan B8 storage facilities.

Amenities include 2 no. roller shutter loading doors, 5.7m (w) x 5.42m (h), minimum eaves 5.6m rising to a maximum 7.5m at the ridge, security and fire alarm systems plus IT communications cabinet. Externally, The Grain Store provides parking and loading facilities with shared WC's and kitchenette in a nearby building.

Location

The property is situated off Long Lane to the south of Odiham, with a single track road (Stapeley Lane) connecting the estate with Long Lane. The latter connects to the south at White Hill and central Odiham to the north via Cemetery Hill and either King Street or Church Street. Stapeley Manor Farm is approximately 2 miles to the south of central Odiham and about 4.5 miles to junction 5 of the M3 motorway.

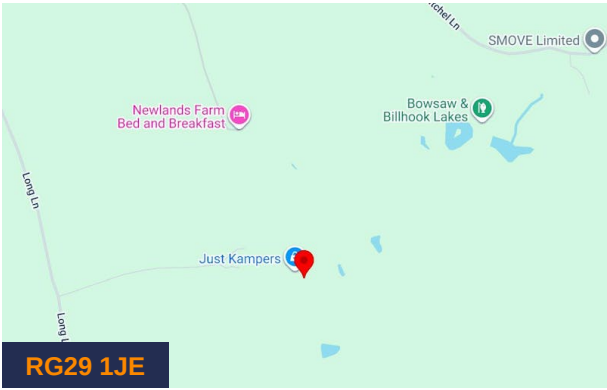
Neighbouring occupiers on the estate include Just Kampers Ltd, Topsoil UK Ltd, Vesta Architects Ltd and DIY Aggregates Ltd.

What 3 Words

///hulk.undivided.pods

Terms

A new FRI lease for a term by arrangement drawn outside of the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).



Viewing & Further Information



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