



**Manor Farm Barns (Units 1A-E), Manor Farm, Church Lane,  
Exton, Southampton, SO32 3NU**  
5 Lock up Storage Units

## Summary

Tenure	To Let
Available Size	2,882 to 14,579 sq ft / 267.75 to 1,354.43 sq m
Rent	£10 per sq ft
Service Charge	To be confirmed
Business Rates	To be assessed

## Key Points

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



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# Manor Farm Barns (Units 1A-E), Manor Farm, Church Lane, Exton, Southampton, SO32 3NU

## Description

5 lock up 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 power and lighting. Communal toilets and ample on-site parking will be available.

The Buildings are expected to be available from July 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 - 1A	14,579	1,354.43	Available
Unit - 1B	2,882	267.75	Let
Unit - 1C	3,295	306.12	Let
Unit - 1D	6,170	573.21	Available
Unit - 1E	5,738	533.08	Available
<b>Total</b>	<b>32,664</b>	<b>3,034.59</b>	

## Specification

- \* Pedestrian Access Door
- \* Manual Roller Shutter Loading Doors
- \* Steel portal framed buildings
- \* Solid concrete floors
- \* Lighting & Power
- \* Communal Toilet on Site
- \* Ample parking

## Terms

Available on a new full repairing and insuring lease for a term to be agreed with rent from £10 psf

The rent is exclusive of all outgoings and VAT.

## Rateable Value

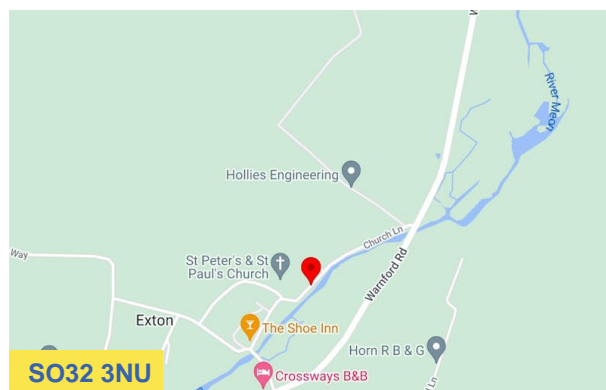
The rateable value is yet to be set by Winchester District Council. Rates will be payable by the Tenant.

## Other Matters

Legal Costs - Each party to be responsible for their own legal costs incurred in the transaction.

VAT - Unless otherwise states all rents and costs are exclusive of VAT.

Service Charge - To be confirmed.



## Viewing & Further Information

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