



ENERGY · AGRICULTURE · PROPERTY

East Farm Business Park

Codford, Nr Warminster, BA12 0PG

*A enterprise hub in the heart of
Wiltshire*

www.jmstratton.co.uk

Fowler Fortescue
RURAL ASSET MANAGEMENT



EAST FARM BUSINESS PARK

CODFORD, BA12 0PG

- Rural enterprise hub providing units from 2,000 sq. ft. up to 30,000 sq. ft. in various specifications and tenures.
- Buildings available for development into bespoke business space providing flexible space, so as your business grows, you can adapt your premises with us.
- Excellent access to the A36, and good road links across the south of England.
- Wide range of uses including production, offices, storage and distribution.
- Broadband up to 1,000 mb available through our ultrafast link with Wessex Internet.
- High capacity electrical connections with potential to provide 100% renewable energy to all commercial units in the future.
- A well landscaped site with ample parking and picturesque surroundings
- A number of well-established and growing businesses are located at East Farm in recently converted and refurbished buildings.



INDICATIVE BUILDING – OFFICE PREMISES



RECENT DEVELOPMENTS



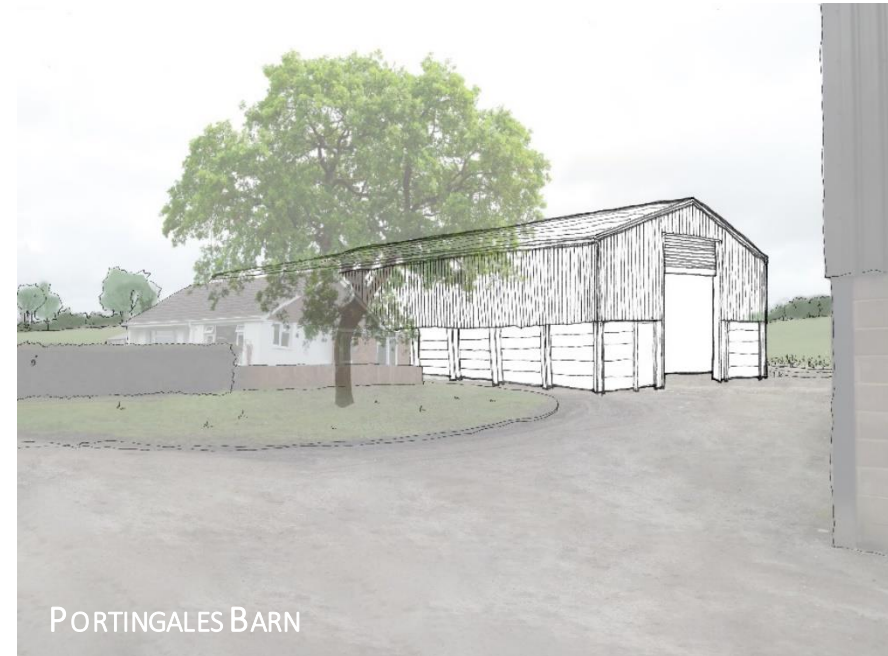
DESCRIPTION

East Farm, Codford is ideally located for businesses serving the West Country and Southern England, conveniently situated between Warminster, Bath and Bristol to the North, Andover, Salisbury and London to the East, Shaftesbury, Poole and Bournemouth to the South and Yeovil, Taunton and Exeter to the West. There are excellent road links via the A303 and A36 to the M3, M5, M4 and M27. East Farm itself is a beautiful site surrounded by open countryside, comprising a range of commercial buildings including light industrial, workshop space and offices. All premises are served by ample parking and excellent broadband connection. All commercial space can be adapted to suit varying needs and requirements.

AVAILABLE TO LET

- **EAST FARM BARN OFFICES** - 2338 sqft / 245 sqm (approx.) office premises split into flexible space, kitchen and WC facilities.
- **PORTINGALES BARN** - Planning permission consented for 4,300 sqft building to be built to a bespoke specification to suit the needs of a prospective tenant.
- **GRAIN STORE** – Planning permission consented for 6,300 sqft of light industrial or warehouse space, ready for conversion.
- **ST MARY'S WAREHOUSE** - 4,200 sqft available early 2021 offering warehouse storage.

Please contact J M Stratton and Co for more information on any of these premises.



EAST FARM BARN – FIRST FLOOR OFFICES TO LET

2,338 SQFT



DESCRIPTION

East Farm Barn offers a flexible range of first floor office space, extending to 2338 sqft, to be let as a whole or separately depending on requirements. The space on offer can be completely flexible and includes a large open plan area suitable for 10-15 desks, a generous meeting room (or a further open plan office), a directors/managers office (or further meeting room), an extensive entrance space currently being used as a lounge/waiting area, which could alternatively fit a further 8 desks, a large kitchen/staff room with fitted units and space for undercounter fridge, and WC facilities. There are suspended fluorescent ceiling lights and large windows throughout, with views over countryside and East Farm. The exposed beams and vaulted ceilings offer a great sense of space. The offices are excellently presented, with ample electrical sockets, internet access points and air conditioning units installed throughout. The offices benefit from ample parking to the front.





EAST FARM BARN - FURTHER INFORMATION

Services

The offices are served by mains electric, mains water and private drainage.

EPC

The offices have an EPC rating of D92.

Rent, Service Charge, Rates & Fees

The rent is £1,948 per calendar month / £23,380 per annum exclusive of VAT, service charge and all other outgoings.

A service charge of £75 pcm is payable to cover water, sewerage and groundskeeping.

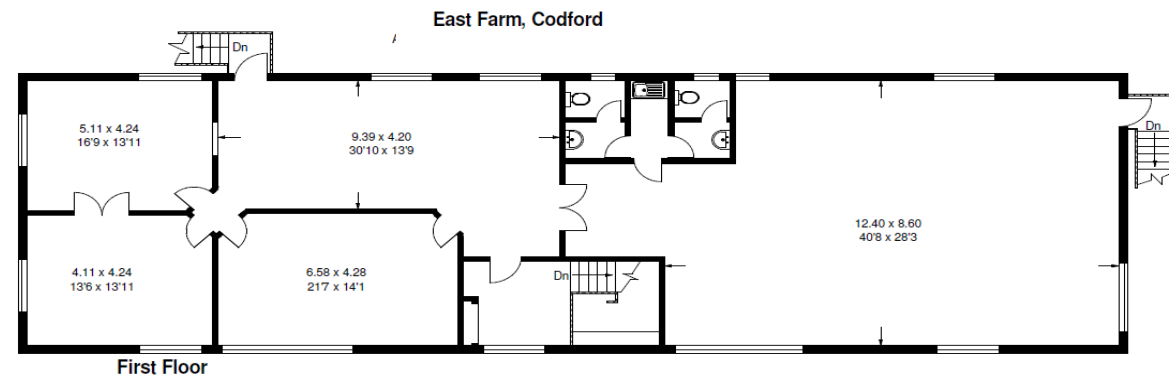
The rateable value is £15,250. Business Rates payable, before any relief is deducted are therefore £7,487.75 per annum. Small Business Rate Relief may be applicable. Any interested party should satisfy themselves these details are correct.

A contribution will be payable by the tenant for taking up references (financial and accountancy references may be sought from any prospective tenant prior to agreement) and drawing up the lease agreement.

The offices are available to let on flexible lease terms.

Viewings

Strictly by appointment only through Fowler Fortescue on 01747 356099 or JM Stratton & Co. on 01985 850230.



PORTINGALES BARN AND GRAIN STORE



PORTINGALES BARN

Portingales Barn will offer versatile space suitable for a range of uses with planning consent for storage and distribution (B8). This new building can be built to a preferred specification depending on the tenant's requirements.

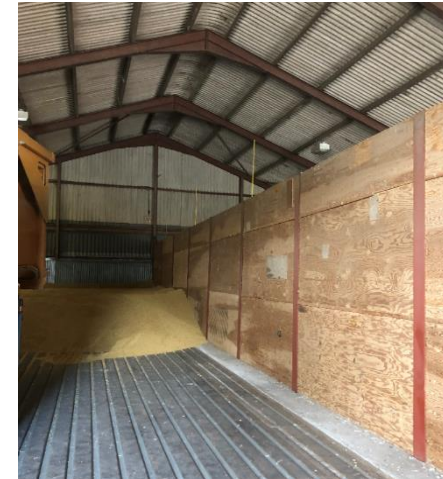
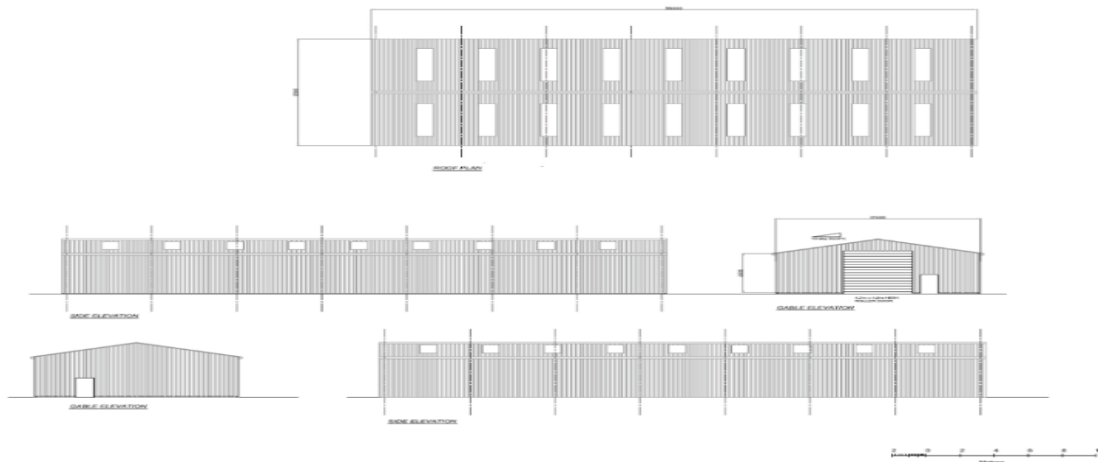
Approximate gross internal area of 4400 sq ft
67KW 3 phase power supply
Roller shutter door and access door
Internal office

Rent, Service Charge, Rates & Fees

Rent, will be dependent on the final specification of the building, guided at between £22,000-£33,000 plus VAT per annum. A service charge of £100 plus VAT per month will be payable for water, drainage and site maintenance. The deposit is equal to one months' rent.

GRAIN STORE

Planning permission consented for 6,300 sqft of light industrial or warehouse space, ready for conversion.





DESCRIPTION

St Mary's Warehouse offers 4,464 sq ft of warehouse and storage space (complete with loading bays)

There are also communal areas in the building consisting of a hallway, loos, kitchen and dining area.

Services

The offices are served by mains electric, mains water and private drainage.

Rent, Service Charge, Rates & Fees

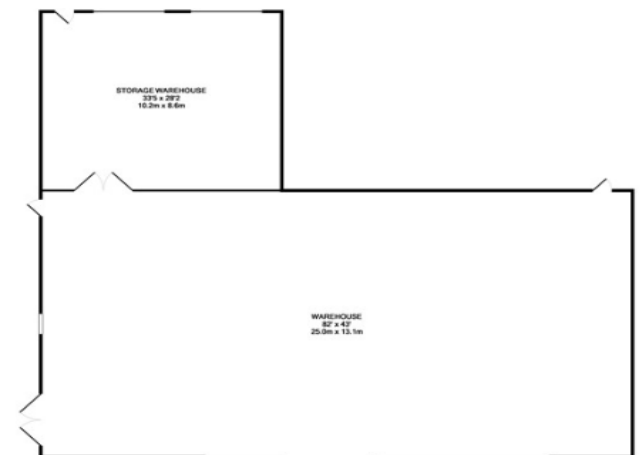
The rent is £20,000 per annum exclusive of VAT. Service charges for cleaning, water and sewage are included. There is a separate charge for electricity.

A contribution will be payable by the tenant for taking up references (financial and accountancy references may be sought from any prospective tenant prior to agreement) and drawing up the lease agreement.

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Viewings

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ABOUT US

JM Stratton & Co. have farmed the land at East Farm for over 100 years and although agriculture remains at the core of the business, over the past 20 years development has been focused on expanding the commercial and residential property portfolio in addition to investment in a wide range of renewable energy projects.

East Farm extends to 2,200 hectares of farmland stretching across the Wyle Valley, 1,500 hectares of which are in arable rotation. Across the farm there are 220 hectares of woodland ranging from commercial forestry managed for the timber trade, firewood and woodchip production, to amenity woodland.

Environmental Stewardship is an important aspect of the land management activities. The stewardship objectives include the promotion of grassland with wildflowers, preservation of scheduled monuments, and enhancement of four Sites of Special Scientific Interest located on the farm. Winter bird food and nectar mix have been planted across the farm in addition to establishing thousands of meters of enhanced grass margins which has led to a boost in the local wild bird, butterfly and small mammal population.



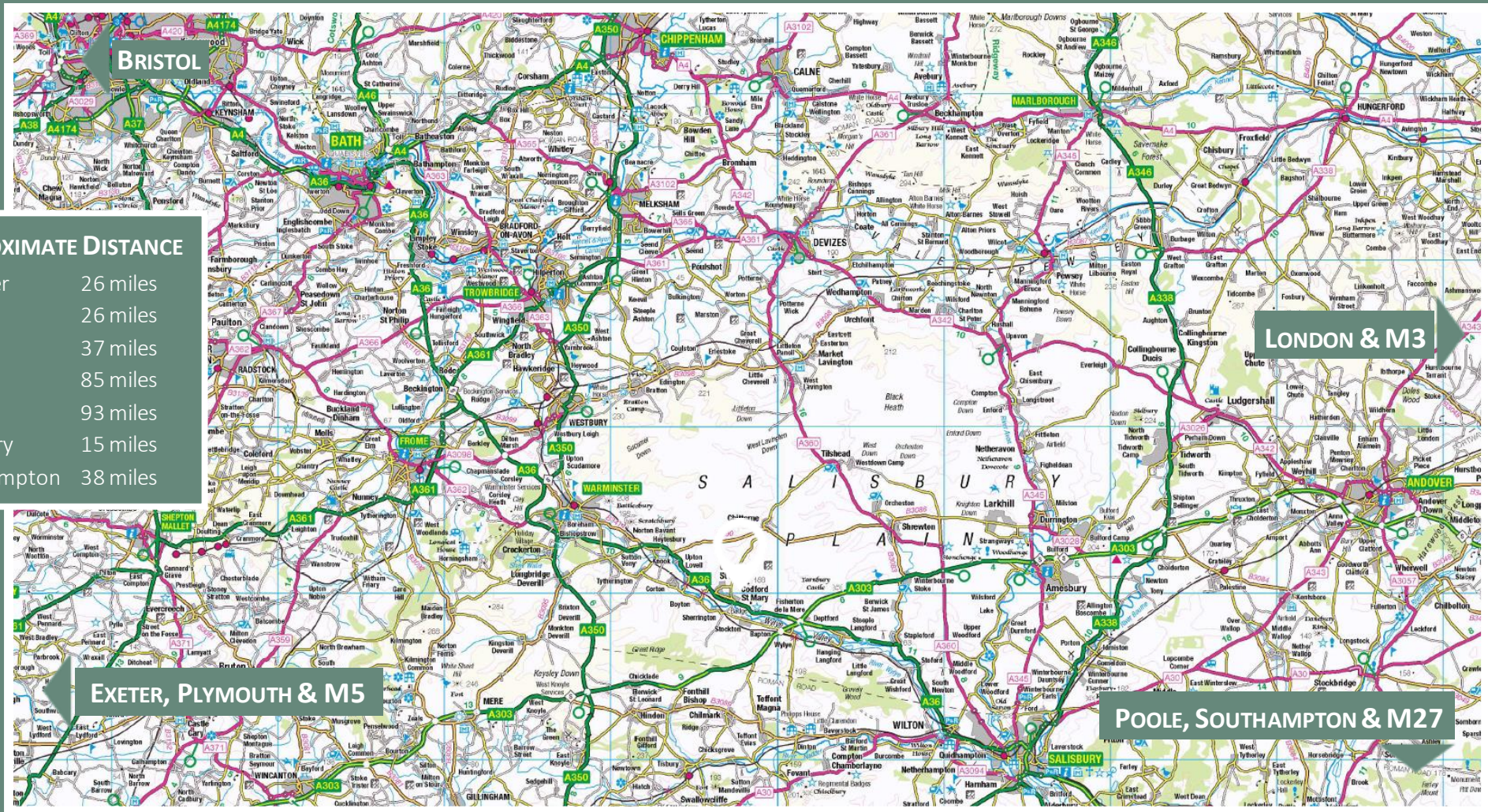
The renewable energy projects developed by JM Stratton & Co. include a food waste anaerobic digester which generates 3.7mw of electricity (enough for 3,700 homes). There are two field scale solar PV sites totalling 18 hectares generating 6.5mw and 5mw with planning secured for a further 30 hectares to neighbour the existing site for a new 12.5mw grid connection.



We are passionate about innovative enterprise and farming. Our ambition is to promote a sustainable thriving rural economy and to be able to offer businesses (of all sizes) operating in a range of sectors a green and economic location choice.

Further details available at www.jmstratton.co.uk.

LOCATION & TRANSPORT CONNECTIONS



APPROXIMATE DISTANCE

Andover	26 miles
Bath	26 miles
Bristol	37 miles
Exeter	85 miles
London	93 miles
Salisbury	15 miles
Southampton	38 miles

EXETER, PLYMOUTH & M5

LONDON & M3

POOLE, SOUTHAMPTON & M27

t. 01747 356099 | e. sep@fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH | fowlerfortescue.co.uk

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



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