

Manor Farm, Exton, Southampton, Hampshire, SO32 3NU

**TO LET**  
£7,750 Per Annum



## Manor Farm, Exton, Southampton, Hampshire, SO32 3NU

### Full Description

Unit 2 consists of multiple commercial workshops, presently under construction and are being built with a steel frame structure. These units will feature a manual roller shutter loading door along with a separate personnel door for pedestrian access.

The units benefit from concrete floors, 3-phase electrical connections and have ample on site parking. Communal WC facilities will be located onsite.

The Buildings are expected to be available from the end of June 2024.

The rent is £7,750 per annum excluding VAT and all outgoing.

### 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.

### Terms

The premises are available on a full repairing and insuring lease for a term by arrangement and subject to regular rent reviews.

The rent is exclusive of all outgoing and VAT and will be payable monthly in advance.

### Viewing

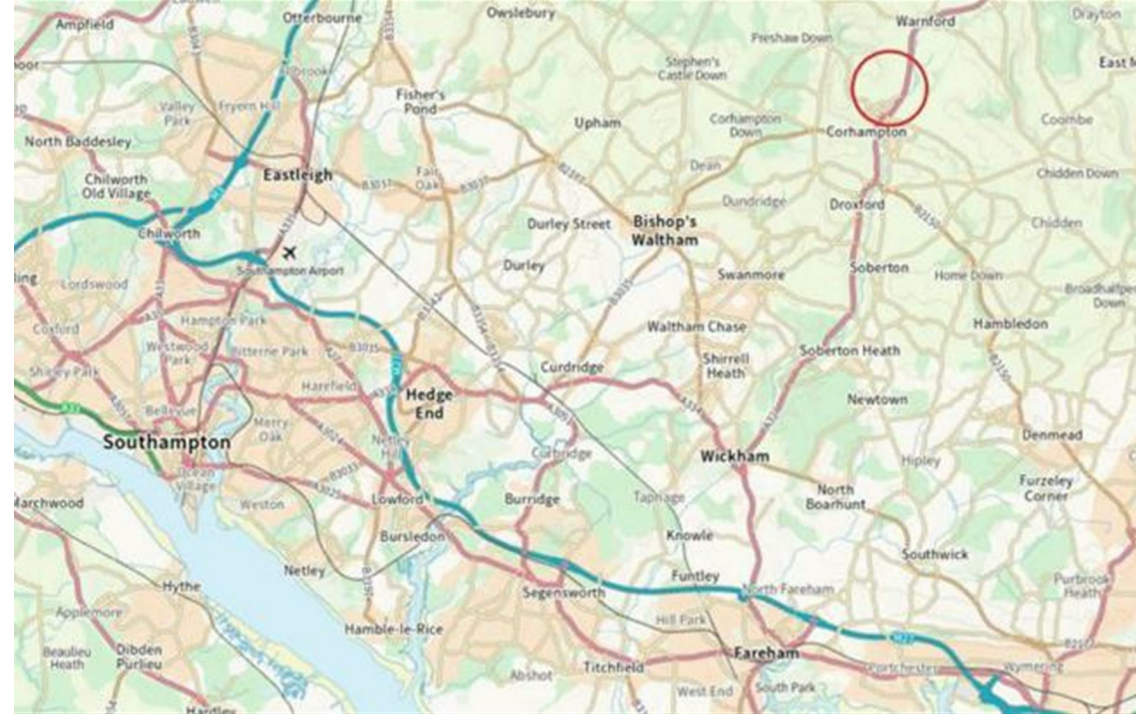
Strictly by appointment with BCM.

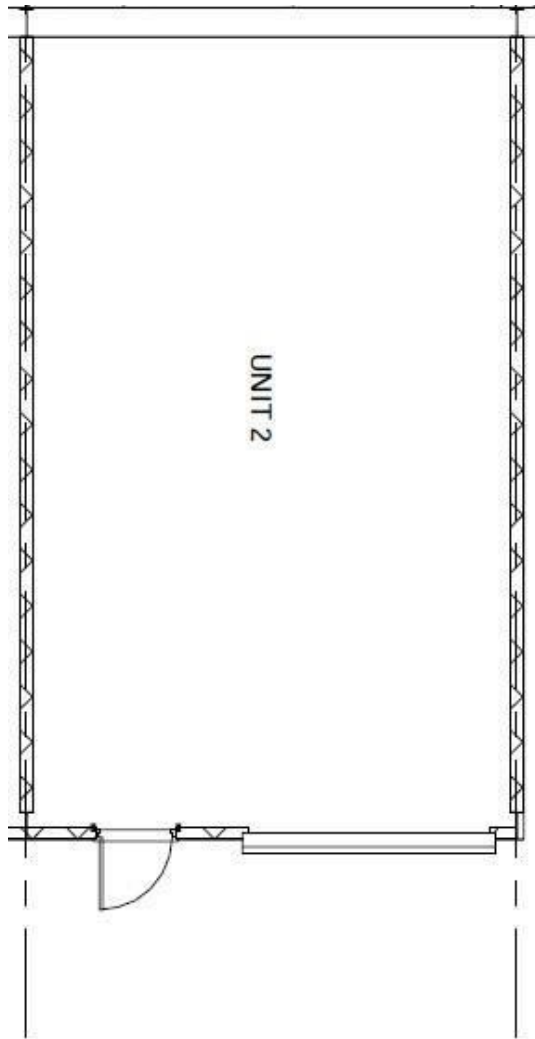
### Rates


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

### Legal Costs

Each party will be responsible for their own legal costs.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## WINCHESTER

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