Moundsmere
Estate Management

UNIT 1, THE CATTLE BUILDING

£12850 PCM



Description

The Cattle Building offers industrial/warehousing accommodation constructed using a steel portal frame with clad elevations together with Yorkshire boarding. The landlords are to install a new profile metal/insulated roofing system, to be completed in March 2025. The premises benefit from a Three Phase electricity supply, and a single WC. The premises also benefit from three roller shutter loading doors, 3.2 m wide x 4.2 m high, two located in the northern elevation and one in the southern elevation, and a maximum internal height of 6.8 m. The wider estate is fully secure with palisade fencing/gates, and benefit from monitored CCTV security. Externally there is concrete hard standing which provides generous parking and also HGV access for loading and unloading around the building.

Summary

Available Size: 32,464sq ft Rent: £4.75 per sq ft Rateable Value: £71,500 Service Charge: TBC EPC: C(58)





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Location

Moth Farm Industrial Estate extends to approximately 7.7 acres, and was formally developed to provide facilities for a dairy enterprise which occupied the site during the 1980's and 1990's. The diary enterprise was discontinued in 2001 and the site was redeveloped to provide secure commercial buildings which essentially provide three commercial industrial/warehouse units totaling 62,500 sq ft.

Moth Farm Industrial Estate can be found on the outskirts of Brown Candover village in the picturesque Candover Valley. The premises are strategically located between Basingstoke, Winchester and Alton, and is approximately 5.5 miles from the M3 (junction 7). Moth Farm is located on Spybush Lane which is almost exclusively used by the traffic for this site and fam vehicles for the surrounding agricultural land. The landlords have recently resurfaced this road with tarmacadum.

Terms

New fully repairing and insuring lease on flexible terms to be agreed.

Planning

Planning permission was granted in 2003 for document storage under Use Class B2/B8 (Ref No: BDB/53990) which was personal to the previous tenant with relief of condition to allow continued use as an agricultural building, granted in 2005 (Ref No: BDB/59863). It is therefore anticipated any future occupation of the building will need to be on a Subject to Planning basis.

