



CHARTERED SURVEYORS & LAND AGENTS

TO LET

NURSERY SITE

at

**WOODLEA NURSERY, WINTERS HILL,
BISHOPS WALTHAM, SOUTHAMPTON, SO32 2AH**



TO LET

Approx 41,208 ft² (3,828 m²) of Glasshouse

Approx 3,605 ft² (335m²) of General Storage, Offices and Staff Facilities

Approx 1.55 acres (6300m²) of Open Growing Area

AVAILABLE NOW

LOCATION:

Woodlea Nursery is accessed via a tarmac track leading from Wintershill, situated on the north-western edge of the village of Bishops Waltham close to Durley Street - see Location Plan. What3Words///bars.feasting.takeovers

DESCRIPTION:

A large expanse of glass comprising 41,208 sq.ft. under a single roof comprising 4 spans of glass with partly concrete floors and raised table growing area in part.

A small office complex, along with general store, small cold store, generator, staff toilet, showers and staff room of 3,605 sq.ft.

To the west is an open yard, extending to **1.55 acres**, laid out with table top and open growing area and polytunnel hoops and suitable for open storage.

COLD STORE:

A 4,000 sq.ft modern cold store is also available on site.

CAR PARKING:

Extensive parking is available to the front of the glasshouse.

SERVICES:

Mains electricity, 3-phase diesel generator, mains water and rain water harvesting.

VIEWING:

Strictly by appointment with the Landlord's Agents - Henry Brice Tel: 01489 896422. Email: henry@ianjuddandpartners.co.uk

AVAILABILITY/HOURS OF BUSINESS:

The Building is available for rent now.

Hours of Business 0600 - 1800 Monday to Saturday. 0600 - 1200 Sundays and Bank Holidays

LEASE:

A Farm Business Tenancy or Landlord and Tenant 1954 Act Tenancy Agreement (Non Agricultural users) of up to 3 years with a Break Clause after 1 year for either party on 3 months notice.

RENT:

Rent and other charges on application. Please contact the Letting Agent for further details.

VAT:

VAT is **NOT** payable in addition to the Rent .

RATES:

The property is currently agricultural and therefore no business rates are payable.

DEPOSIT:

A deposit of £5,000 will be payable to the Landlord's Agents refundable upon expiry of the Tenancy.

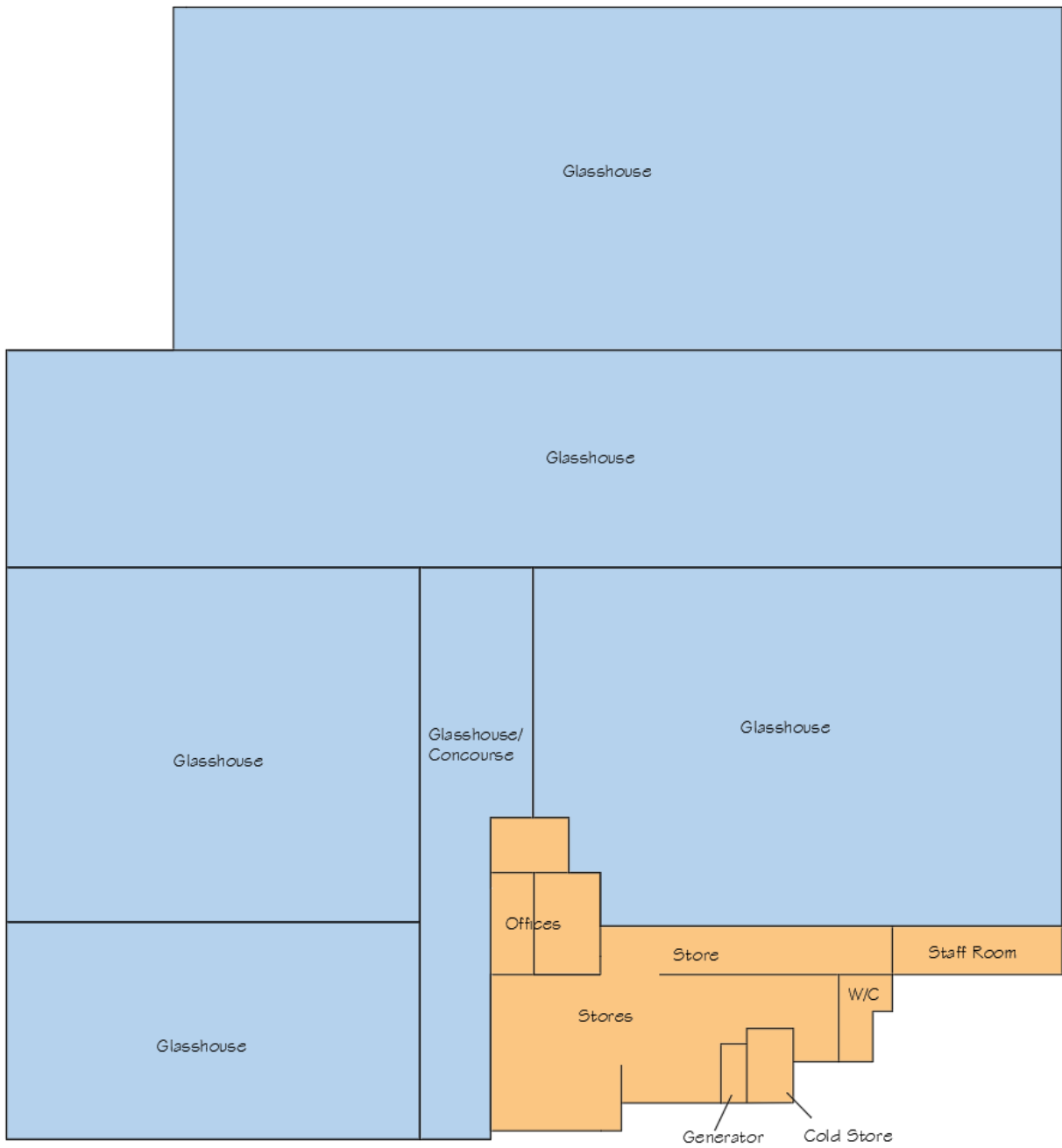
LOCAL AUTHORITY:

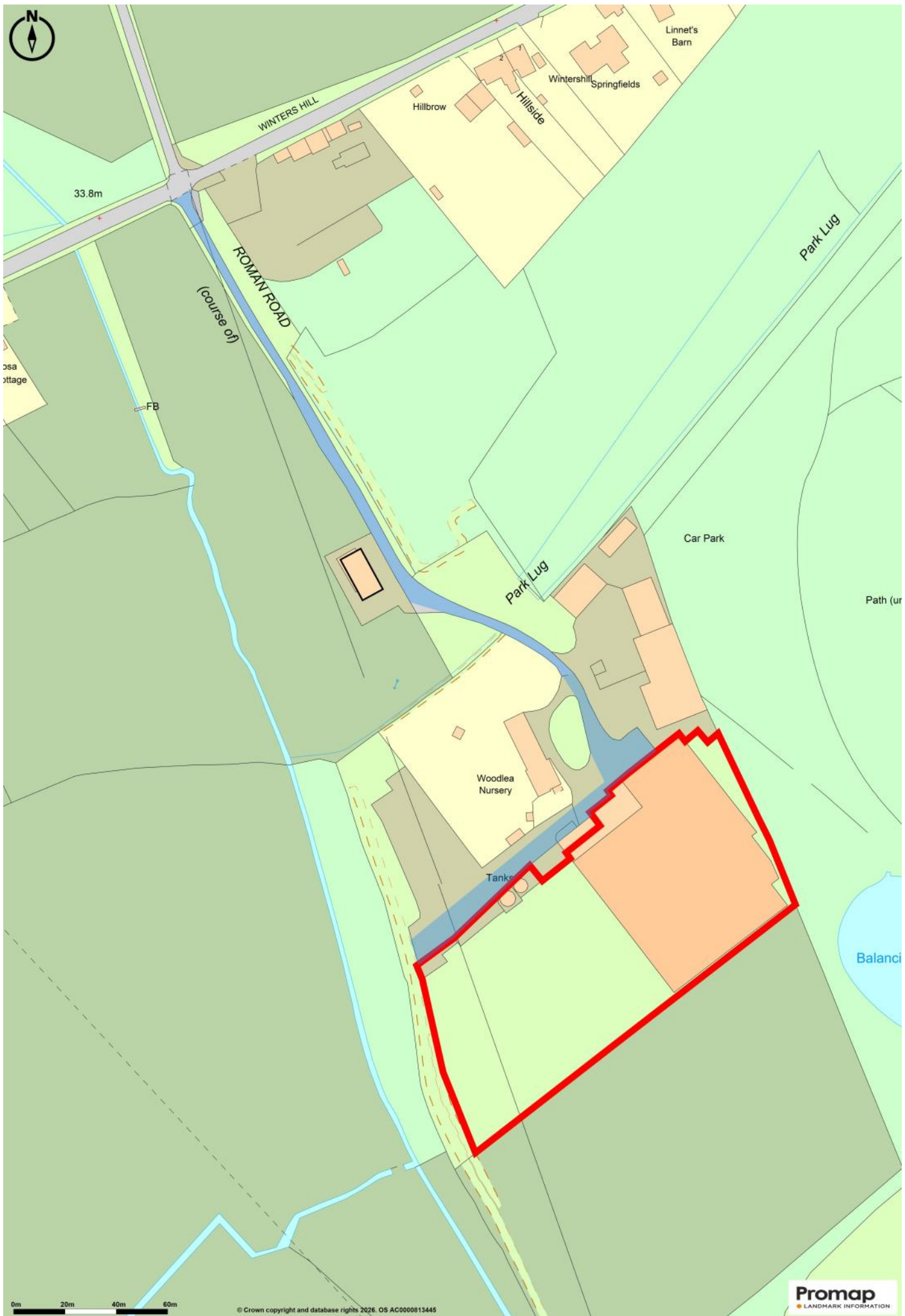
Winchester City Council - Tel: 01962 840222

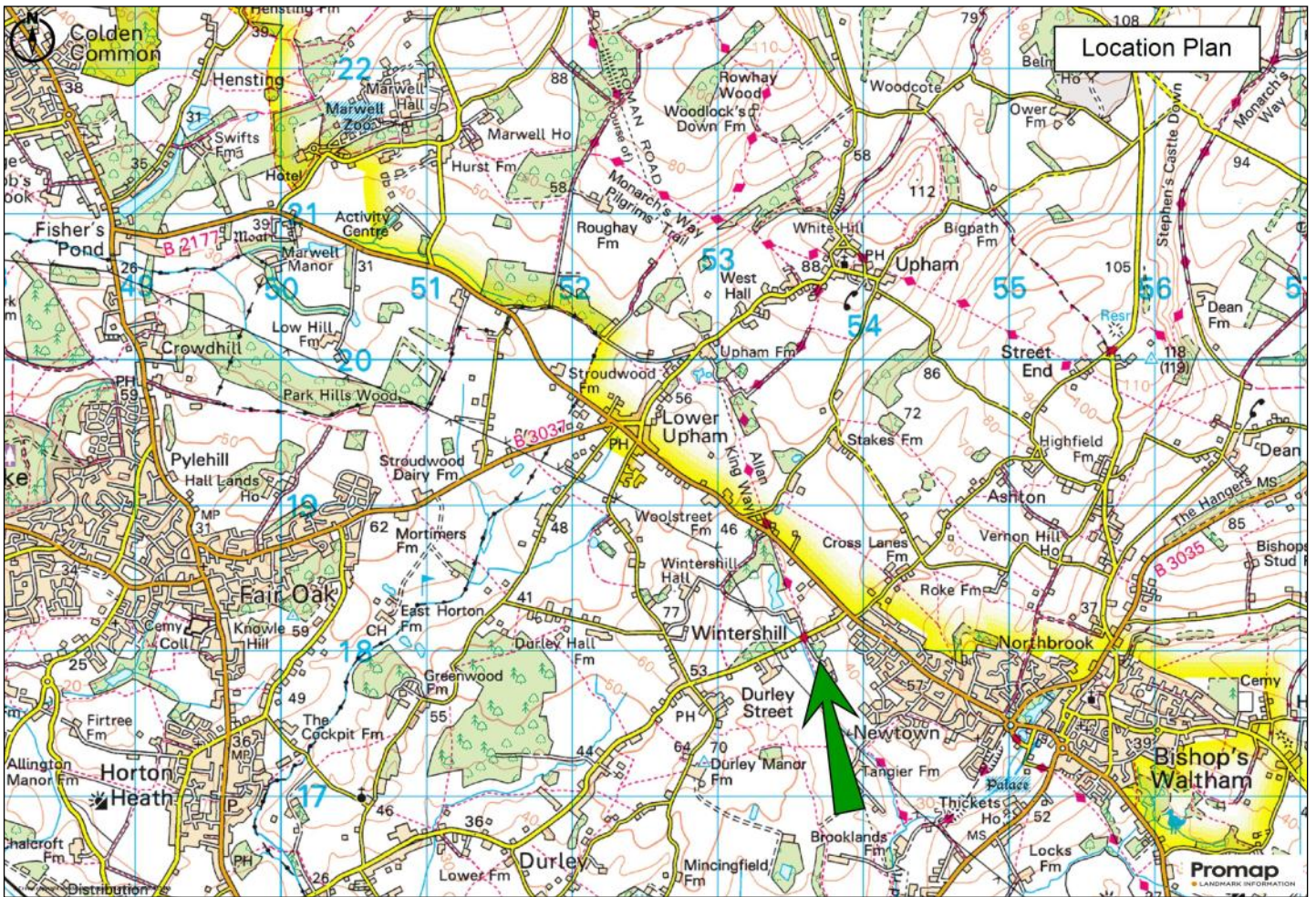
OTHER TERMS:

- i) The Tenant will pay a one-off contribution towards the Landlord's Letting Agents fees of £750 plus VAT.
- ii) The Landlord will insure the building but the Tenant will refund the Insurance Premium and IPT .
- iii) The Tenant will be responsible for all outgoings including water, drainage, electricity, telephone and rates.
- iv) The Lease will be granted for an initial 3 year term with a Break Clause at the end of Year 1 for either party on 3 month's written notice.
- v) The rent will be reviewed at the end of each year to the Retail Price Index (RPI) .
- vi) A Personal Guarantor will be required to guarantee the Lease and all payments that become due.









IMPORTANT NOTICE: Ian Judd and Partners LLP and their Clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ian Judd and Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. 4. Tax may be payable in addition to the purchase price of any property according to law. Ian Judd and Partners is a Limited Liability Partnership.

