



CHARTERED SURVEYORS & LAND AGENTS

TO LET
COLD STORE
at
WOODLEA NURSERY, WINTERSHILL,
BISHOPS WALTHAM, SOUTHAMPTON, SO32 2AH



TO LET
Unit 1 GEA 3980ft² (369.8m²)
RENT: £2,650 per calendar month
AVAILABLE NOW

LOCATION:

The Cold Store is located within the Woodlea Nurseries, accessed via a tarmac driveway leading from Wintershill, situated on the north-east edge of Bishops Waltham. See Location Plan.

What3Words///sailors.undertone.highly

DESCRIPTION:

The building comprises a steel portal framed building, with concrete walls and box profile cladding above, under a fibre cement roof. Internally is a modular refrigerated cold store, with floated concrete floors. The store has an internal measurement of 26.7m x 13.85m and is accessed via a 4m sliding door, alongside a pedestrian door, and a fire door. Externally the building has an open lean-to measuring 18.3m x 4.1m.

The building has LED lighting. The refrigerator units comprise 3 separate units, powered by an external three phase diesel generator.

There is a large tarmac yard, available by separate negotiation. There are a large array of glasshouses and an office available by separate negotiation.

The building is accessed via the right of way, as shown coloured blue on the plan. The right of way must be kept clear at all times.

CAR PARKING:

Parking is available to the front of the building . Outside storage is not permitted.

SERVICES:

Mains electricity is connected to the building. Three phase power is provided from a diesel generator to power the refrigeration units. Mains water can be connected at the tenant's cost.

PLANNING:

The building was approved as an Nursery Plant Cold Store in September 2020 (Winchester Ref: 20/01736/APN). Any change of use will be at the Tenant's risk.

BUSINESS RATES:

The building has not yet been assessed for Business Rates and would be payable by the Tenant in addition to the rent if not used for agricultural uses.

VIEWING:

Strictly by appointment with the Landlord's Agents - Henry Brice Tel: 01489 896422.

Email: henry@ianjuddandpartners.co.uk

AVAILABILITY:

The Building is available for rent now.

HOURS OF WORKING:

Hours of Working: 0800 - 1800 hrs Monday to Friday, 0800 - 1300 hrs on Saturday and at no time on Sundays or recognised Public Holidays.

LEASE:

The letting will be on a Full Repairing and Insuring (FRI) basis for an initial 3 year Term with a Break Clause after 1 year for either party and will be excluded from the security provisions of the Landlord and Tenant Act 1954.

RENT:

£31,800 per annum, payable monthly in advance. The rent is exclusive of any Business Rates that might be payable.

VAT:

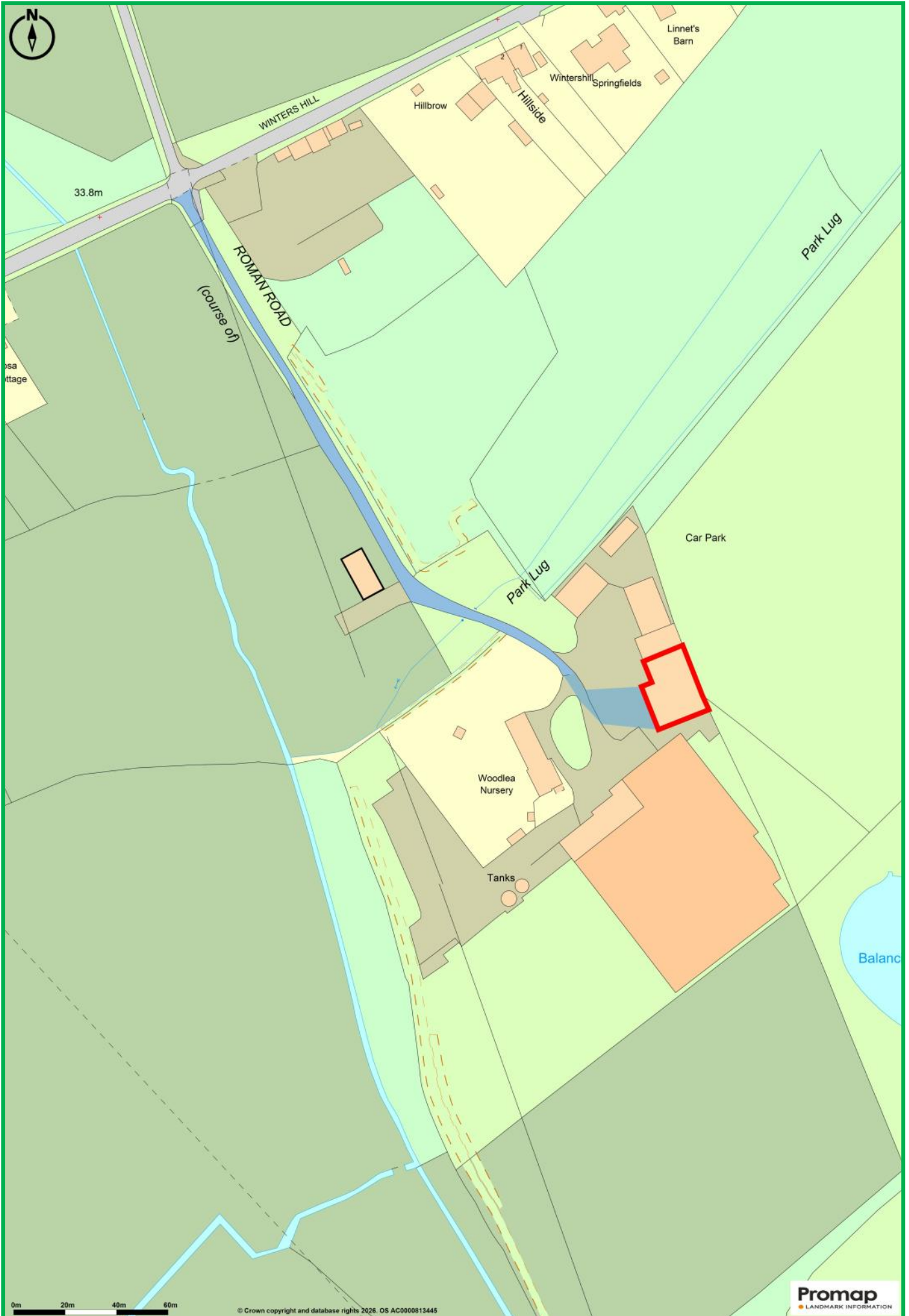
VAT is **NOT** payable in addition to the Rent .

DEPOSIT:

A deposit of £2,500 will be payable to the Landlord's Agents refundable upon expiry of the Tenancy.

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 outgoing 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 Prices Index (RPI) .
- vi) A Personal Guarantor will be required to guarantee the Lease and all payments due.



0m 20m 40m 60m

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