

4,896 SQ FT (454.8 SQ M)
SEMI-RURAL, INDUSTRIAL UNIT TO LET
MAY SUIT RETAIL USE, SUBJECT TO OBTAINING PLANNING CONSENTS



A video tour of the premises can be made available via WhatsApp

BUILDING 10 MANOR FARM
NORTH LANE
CLANFIELD
HAMPSHIRE
PO8 0RN

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Manor Farm is located in South Hampshire between Petersfield to the north (6 miles) and Havant to the south (9.5 miles). The A3 dual carriageway with fast connecting road links to the M27 is located approximately 1.4 miles to the east. A location map and street view of North Lane can be viewed through Google Maps by typing in the property's postcode PO8 0RN.

City connections	Distances via main roads
Portsmouth	14.8 miles to the south
Winchester	17.6 miles to the north-west
Chichester	20.8 miles to the south-east
Southampton	32.3 miles to the south-west

DESCRIPTION

A steel portal framed barn with corrugated cladding with partial timber side walls under a pitched sheeted roof. Externally the property has a good-sized forecourt area providing parking and facilities for loading and unloading.

ACCOMMODATION (approximate gross internal floor areas)

Ground Floor

Workshop, small office, stores, kitchen & WCs	3,247 sq ft (301.6 sq m)
Warehouse	1,649 sq ft (153.2 sq m)
Total Accommodation	4,896 sq ft (454.8 sq m)

The workshop and office accommodation form a modular unit within the barn, the warehouse aspect, which is fronted by a roller shutter loading door, runs parallel to the workshop/office block. A floor plan can be made available by email on request.

PROPERTY FEATURES INCLUDE

- 12x onsite car parking spaces
- 3 phase power supply (100 amps)
- Mains drainage
- Warehouse electric roller shutter loading door - 3.8m (w) x 3.0m (h)
- Fitted office with BT points and Cat 5 cabling
- 2x WCs (1x DDA compliant)

We understand fibre broadband is available through BT. We would advise interested parties speak to BT directly to verify connection costs and tariffs.

TERMS

The building is available to let upon a new lease for a term to be agreed. A minimum deposit equivalent to 3 months will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£25,000 per annum exclusive, payable monthly in-advance by bank standing order.

BUSINESS RATES (2023/2024 FINANCIAL YEAR)

The current Rateable Value advertised by GOV.UK online is £19,250. The Uniform Business Rate multiplier for 2023/2024 is 49.9p in the £ making the Rates Payable £9,605.75. Interested parties are advised to contact East Hampshire District Council verify the figures stated or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE RATING

The energy efficiency certificate rating for this property falls within Band C (60). A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal <https://www.gov.uk/find-energy-certificate>

VIEWING ARRANGEMENTS

By appointment through sole letting agents
Henry Adams Commercial www.henryadams.co.uk/commercial

A video tour of the premises can be made available via WhatsApp on request to the following mobile number - 07868 434449

CONTACT

Andrew Algar - Head of Commercial Property
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VIEW OF WORKSHOP





VIEW OF OFFICE



VIEW OF WAREHOUSE

SITE PLAN - NOT TO SCALE (UNIT OUTLINED IN RED)

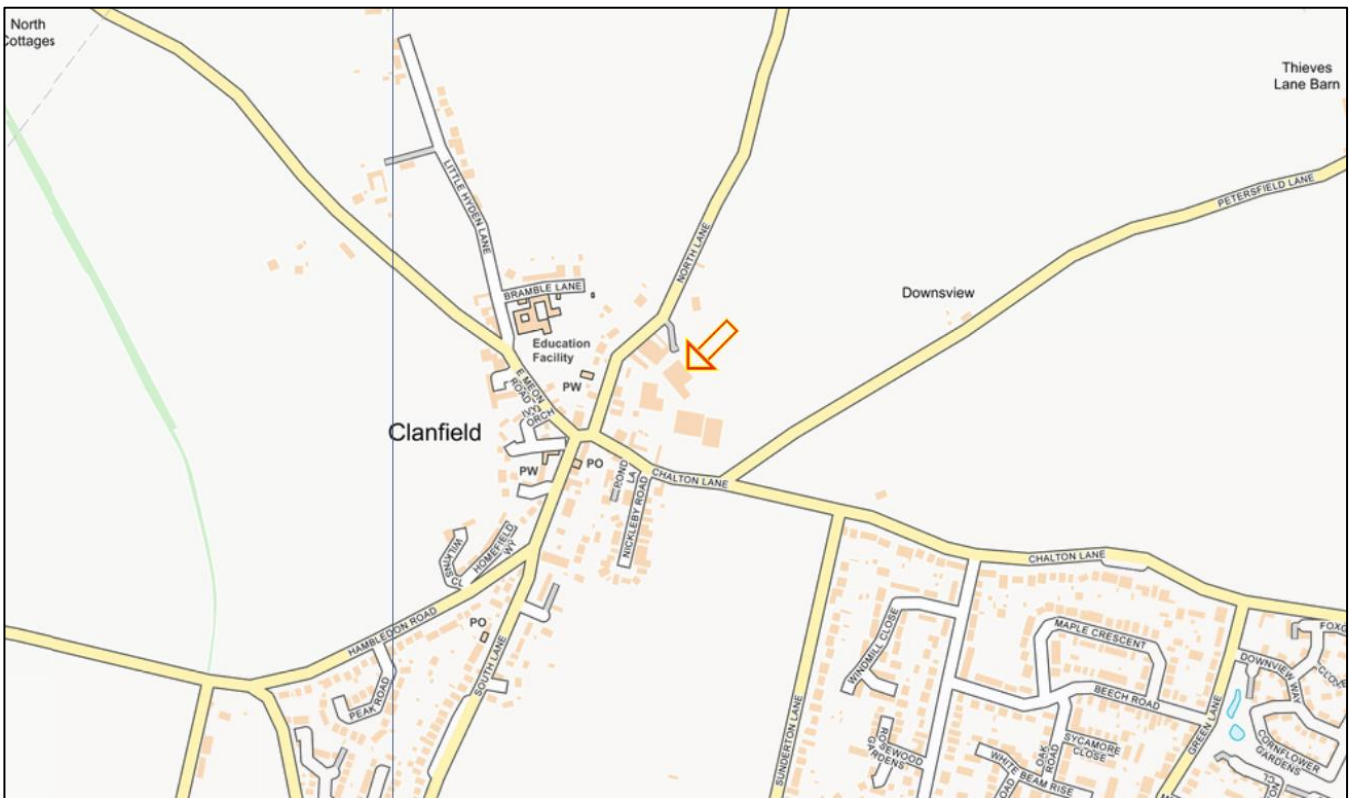
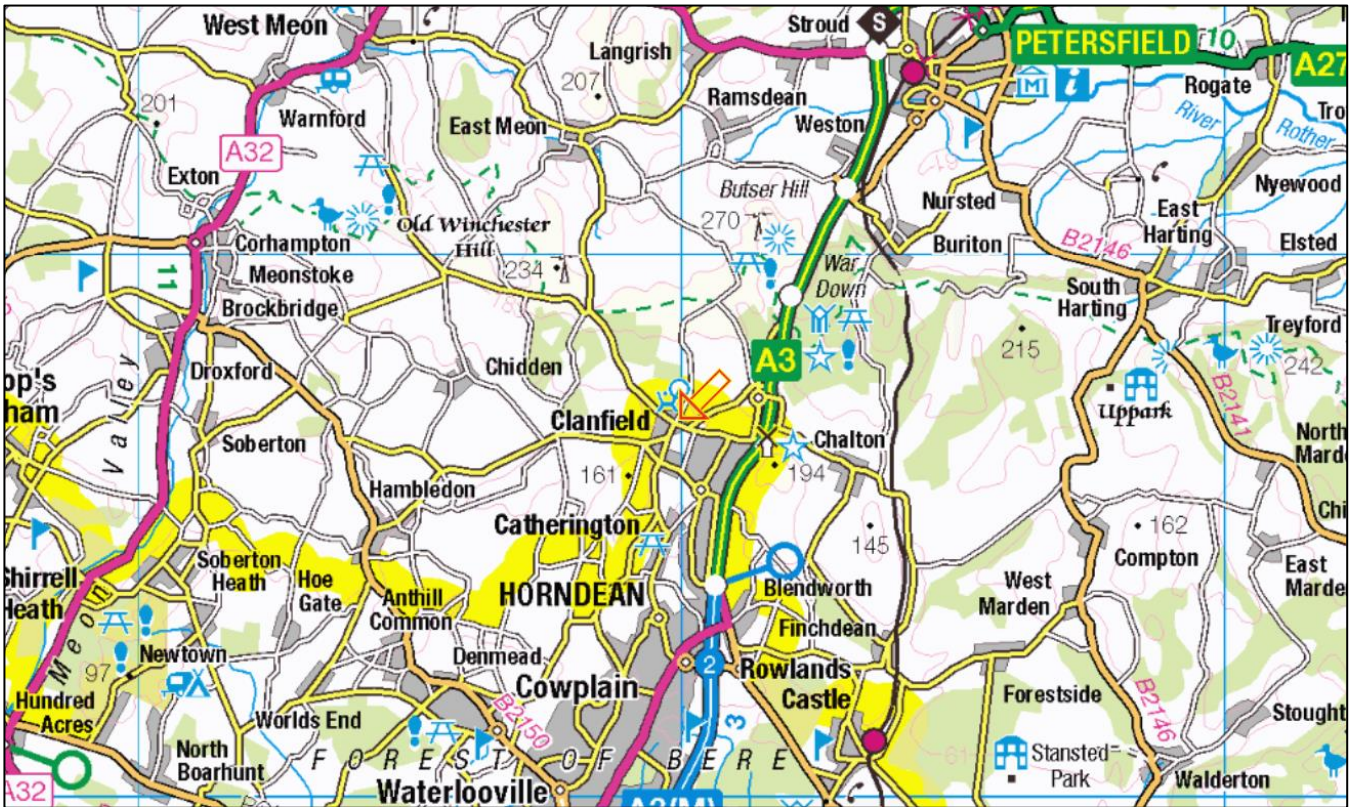


LOCATION PLAN
MANOR FARM, NORTH LANE, WATERLOOVILLE, PO8 0RN
A4 : SCALE 1:1250
 



Site entrance on North Lane looking north

LOCATION MAPS - NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. **Neither Henry Adams HRR Commercial Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance.** Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.