



## Unit 1, The Cattle Building

Moth Farm Industrial Estate, Spybush Lane, Brown Candover, Alesford, SO24 9TP

**Economical Warehouse Unit  
equidistant between  
Basingstoke (14 miles),  
Winchester (11 miles), and  
Alton (12 miles)**

**32,464 sq ft**  
(3,016 sq m)

- Competitive rent only £4.75 psf
- Business Rates payable only £1.13 psf
- New flexible lease terms
- New roof being installed
- Good site security with CCTV cameras
- Fully secure/gated site with improved access road

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## Summary

<b>Available Size</b>	32,464 sq ft
<b>Rent</b>	£4.75 per sq ft
<b>Rateable Value</b>	£71,500
<b>Service Charge</b>	TBC
<b>EPC Rating</b>	C (58)

## 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.

## 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 dairy enterprise was discontinued in 2001 and the site was redeveloped to provide secure commercial buildings which essentially provide three commercial industrial/warehouse units totalling 62,500 sq ft.

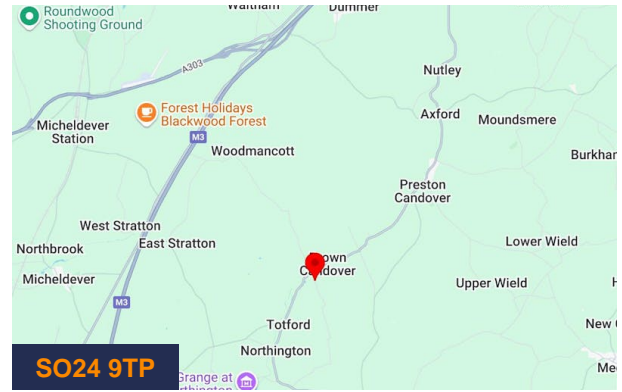
Moth Farm Industrial Estate can be found on the outskirts of Brown Candover village in the picturesque Candover Valley. The premises are strategically located between Basingstoke, Winchester and Alton, and is approximately 5.5 miles from the M3 (junction 7). Moth Farm is located on Spybush Lane which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

## Planning

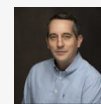
Planning permission was granted in 2003 for document storage under Use Class B8 (Ref No: BDB/53990) which was personal to the previous tenant with relief of condition to allow continued use as an agricultural building, granted in 2005 (Ref No: BDB/59863). It is therefore anticipated any future occupation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

## Terms

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

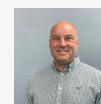


## Viewing & Further Information



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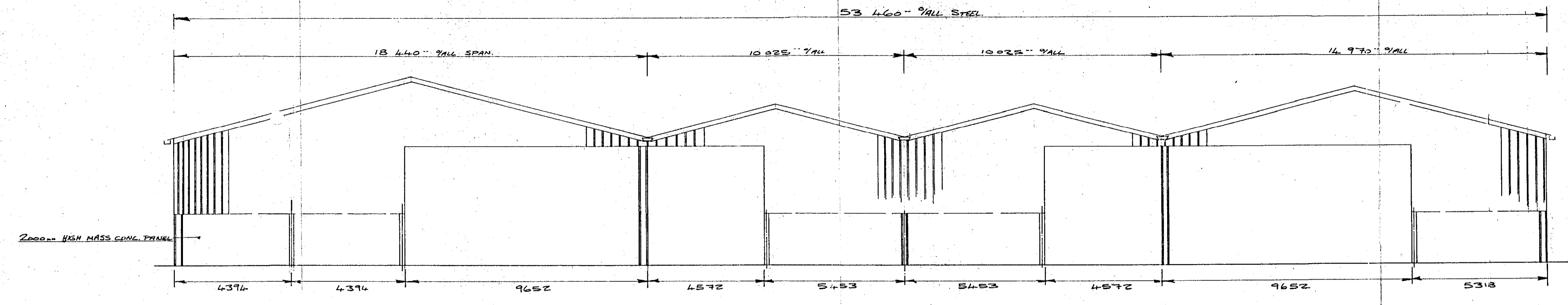


- NOTES:**
1. **ROOF:** NATURAL GREY FIBRE CEMENT PROFILE SIX SHEETS
  2. **VERTICAL CLADDING:** 150 x 25 TANKALISED YORKSHIRE BOARDING + MASS CONCRETE PANELS.
  3. **ROOF PITCH:** 15°
  4. **R.W. GOODS:** PRESSED GALV'D STEEL BOX GUTTER WITH P.V.C. DOWNSPIPES.

Application No.  
808 - 53990

BASINGSTOKE & DEANE  
BOROUGH COUNCIL  
03 SEP 2002  
RECEIVED  
PLANNING, ENVIRONMENT  
& TRANSPORT

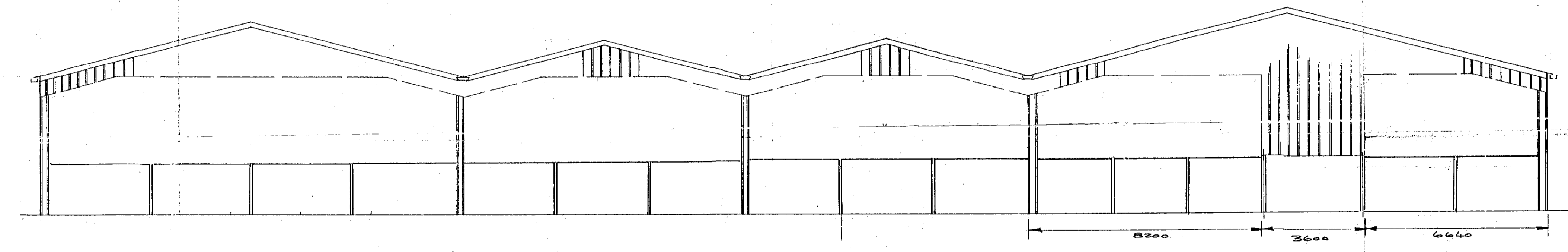
PLANNING DECISION  
- 9 JAN 2003  
APPROVED



ELEVATION ON BOTTOM END OF BUILDING.

**SOUTH WEST ELEVATION**

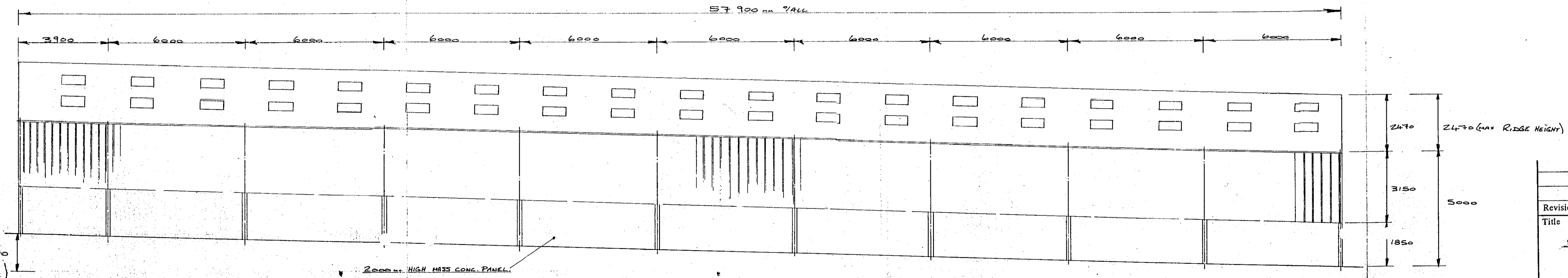
1 x Roller Shutter Door Proposed with Yorkshire Boarding and concrete Plinth



ELEVATION ON TOP END OF BUILDING.

**NORTH EAST ELEVATION**

2 x Roller Shutter Doors Proposed with Yorkshire Boarding and Concrete Block Plinth



TYPICAL SIDE ELEVATION  
OTHER SIDE SIMILAR BUT OPPOSITE HAND

Revision	Date:
Title GENERAL ARRANGEMENT DRAWING RE: DAIRY UNIT, BASINGSTOKE.	
BRADEN CHARTERED SURVEYORS MOTH FARM DAIRY BROWN CANDOVER	
Scale 1:100	Client
Drawn	Drg. No.
Checked	P.D. 1000/ONE
Date 5/95	