

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

GENERAL PURPOSE STORAGE BUILDING STOKE COMMON FARM

Bishopstoke Lane, Brambridge, Eastleigh SO50 6HX



Commercial Unit - Former Agricultural Building

Light Industrial Use Class E (g)(iii) and Storage and Distribution Class B8

Approx 2,709 sq. ft (251.7 sq. m)

Secure Site Ample Parking Close to Eastleigh and M3 Motorway Facilities

RENTAL GUIDE: £19,000 per annum ex. VAT

FOR RENT—OFFERS INVITED



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

VIEWING INSTRUCTIONS: Strictly by Prior Appointment Only. Please contact this office to arrange a suitable date and time. It is essential to view the property details at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: See **Location Plan**. Stoke Common Farm is a working farmyard located in a rural setting to the north of the village of Bishopstoke close to the eastern bank of the River Itchen. Bishopstoke in turn is a civil parish in the Eastleigh district of Hampshire. Despite its rural outlook, the location of the site is conveniently close to major conurbations only around 2 miles north-east from the centre of Eastleigh with Southampton around 6 miles to the south and Winchester around 5 miles to the north. The M3 can be easily accessed via Junction 12 (1.5 miles to north-west) or Junction 13 (around 2.1 miles to the south-west) while the M27 Junction 5 is only 3 miles to the south/south-west.

DIRECTIONS: What Three Words: //page.keeps.doing.

From Eastleigh: From Eastleigh Railway Station head east along Bishopstoke Road (B3037). After approximately 0.6 miles turn left onto Riverside and follow the road for around 1.25 miles through and out of Bishopstoke. The gated entrance to the Property with a sign reading Stoke Common Farm is to the right off Bishopstoke Lane around 0.3 miles from the edge of the village.

From Colden Common: At Brambridge (south-west of Colden Common) take Bishopstoke Lane south past Upper Brambridge Farm. The entrance to Stoke Common Farm will be on your right after about 0.5 miles.

DESCRIPTION: The Building for rent comprises a former agricultural building of steel-portal framed construction with lower walls of blockwork roofed and clad with corrugated metal extending to approximately 2,709 sq. ft (251.7 sq. m). This area comprises approx. 223.4 sq. m (2405 sq. ft) of open concrete floorspace with the remaining space partitioned into 3 and comprising a separate WC/welfare space along with two more partitioned spaces that could be used for storage, as a workshop or for office space depending on tenant needs. The Property for rent including the building extends to 3848 sq. ft. (357.5 sq. m) with parking.

See **Floorplan** below for layout.

ACCESS: Access to the Property is via the main entrance off Bishopstoke Lane to the farmyard. The access from Bishopstoke Lane is protected by a locked gate and is further secured with barbed wire over the gate. From the farmyard entrance to the Property there is a vehicular right of way for the Lease Term over part of the farmyard (hatched yellow on the **Site Plan**).

PERMITTED USE

By Planning Application decided on 16th August 2023, the permitted use of the Building is Mixed Light Industrial (Class E (g)(iii)) and Storage & Distribution (Class B8) defined by the Town and Country Planning (Use Classes) Order 1987 as amended. (Link: [22/01357/FUL](#)).

- **Class E(g)(iii)** is defined in legislation as “any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit”.
- **Class B8** is defined as “use for storage and distribution centre”. Case law has shown that this use can be ancillary to the main business (i.e. the business does not have to necessarily be storage). Alternatively case law has shown that if the main business is storage and/or distribution then the use of the building does not have to be storage and distribution as long as the use is ancillary.

RESTRICTIONS IMPOSED BY PLANNING

Planning Permission was granted subject to the following conditions:

- “No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0700 and 1800 Monday to Friday and 0800 and 1600 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.
- Prior to the installation of any external lighting (whether free standing or affixed to a structure), details must be submitted to and approved in writing by the Local Planning Authority.
- No materials shall be burnt on site, unless agreed in writing by the Local Planning Authority”.

BASIS OF OCCUPATION

The property shall be let according to the following terms (Terms may be varied by negotiation):

- Commercial Lease under the Landlord and Tenant Act 1954
- Contracted out of Landlord and Tenant Act 1954, Sections 24-28 relating to security of tenure and the right to renew
- Fixed Term of 5 years with a break clause at 3 years
- Full Repairing and Insuring
- Rent Reviews every 3 Years according to the Consumer Price Index (CPI)
- Usual rights of forfeiture for contractual breaches including non-payment of rent; failure to repair or nuisance
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RENT: The Rental Guide is £19,000 per annum ex VAT (£1,583.33 per month) upon which offers are invited. The rent is exclusive of all outgoings and VAT and will be payable monthly in advance.

SERVICES: Mains electricity and water is available and connected. Mains drainage is connected to the WC. The tenant shall be responsible for paying all rates and outgoings connected with use of the Property.

LEGAL COSTS: The tenant will be responsible for contributing 50% of the Landlord's legal fees in drawing up the Lease.

BUSINESS RATES: Business Rates are not currently demanded or assessed. The tenant will be responsible for ascertaining whether business rates should be paid including informing the relevant authorities of their occupation of the Property. If business rates are then demanded the tenant will be responsible for paying them.

LOCAL AUTHORITY: Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk

For Further Information Contact:

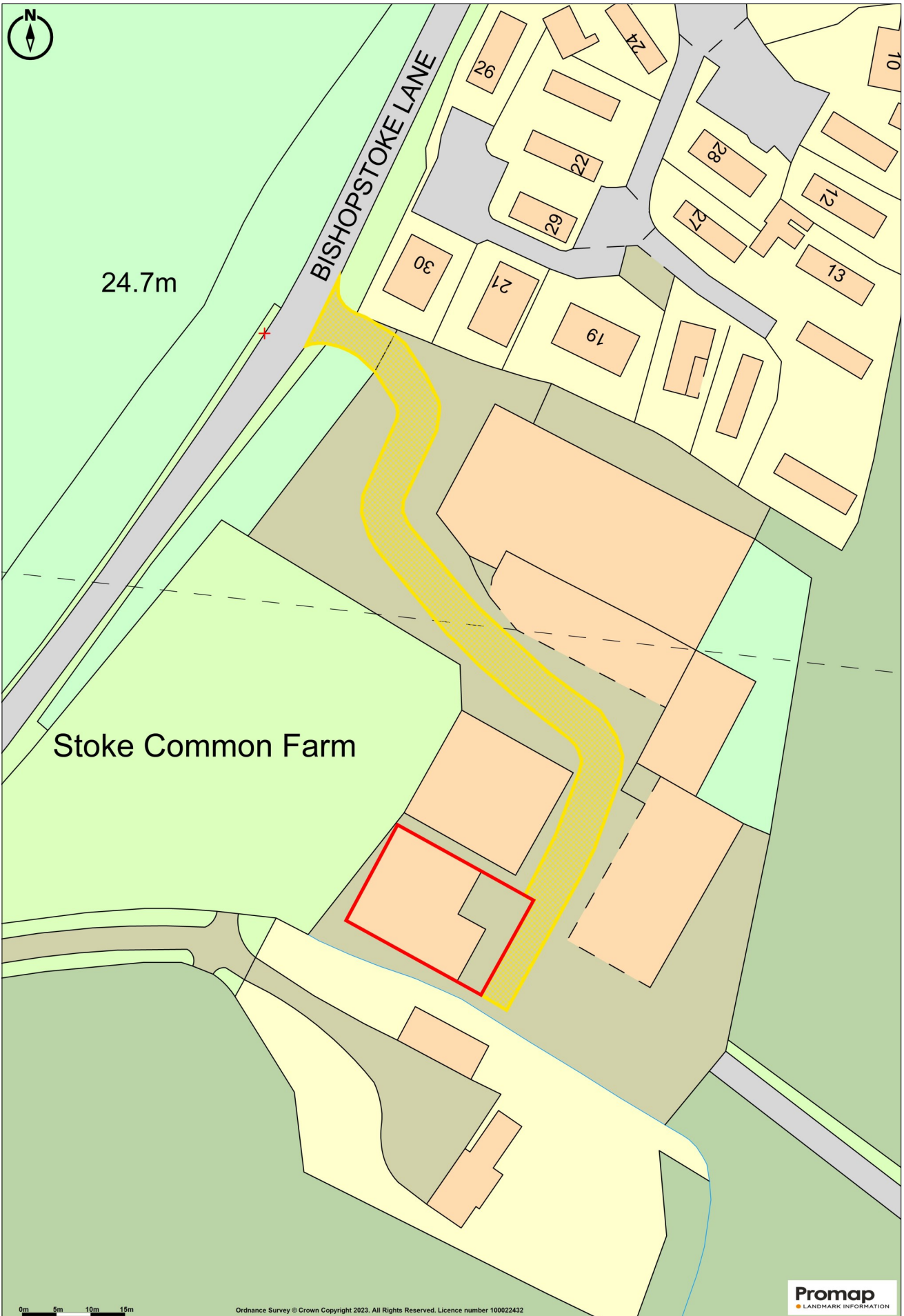
Nathan Broome

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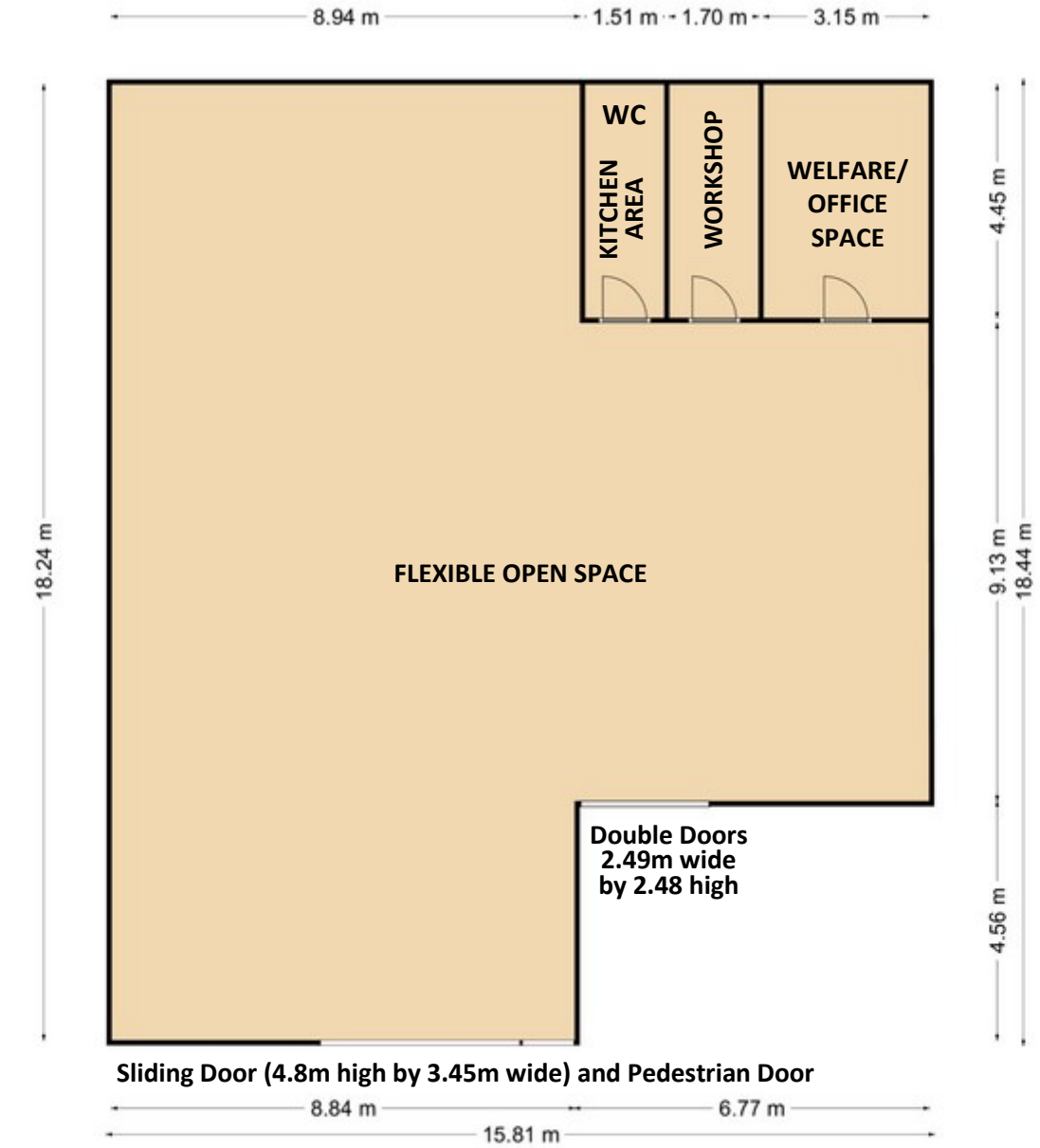


SITE PLAN



Subject to Survey

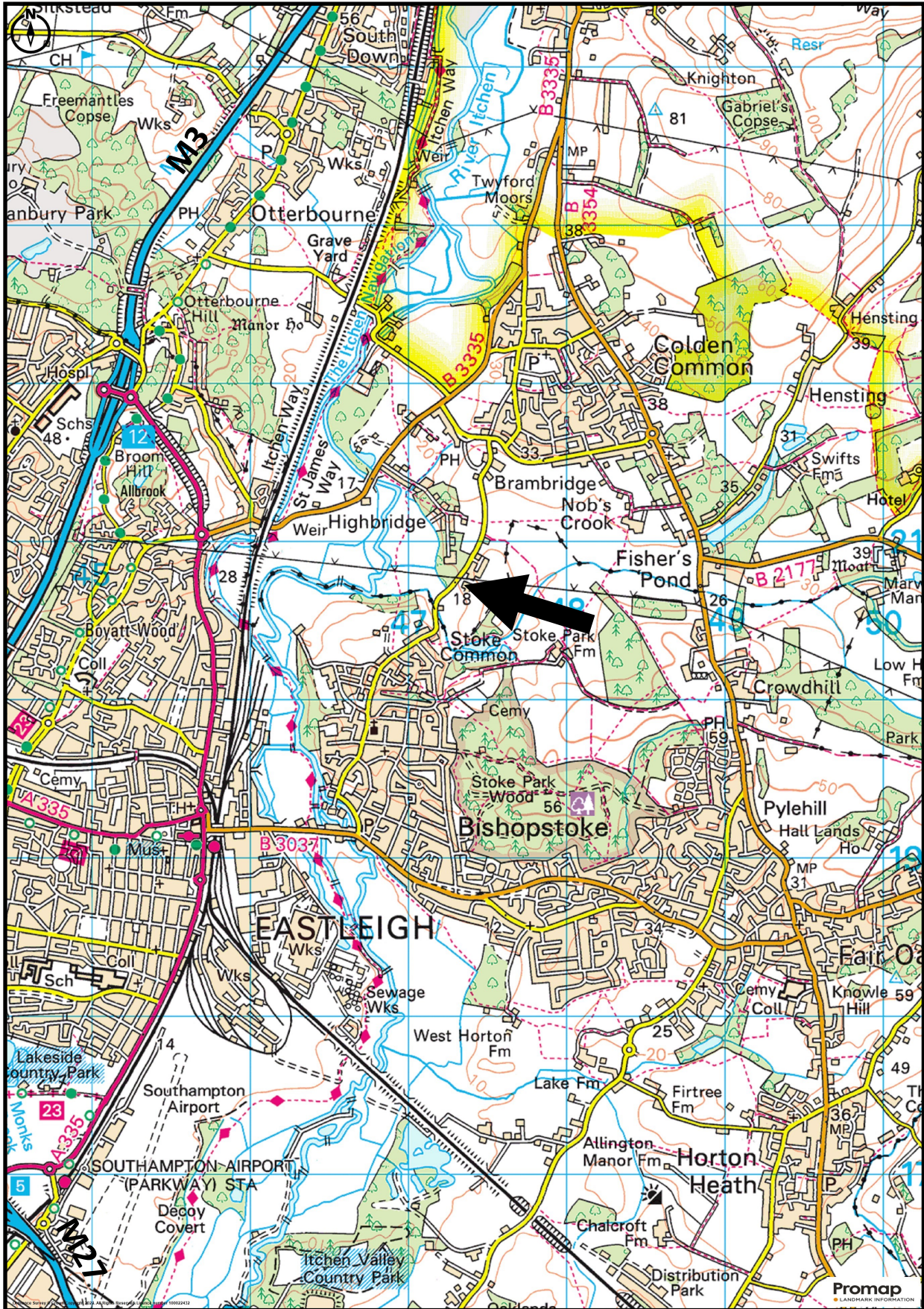
FLOOR PLAN







LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the landlord.
 2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
 3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
 4. Any renter must satisfy himself by inspection or otherwise as to the correctness of any information stated.
 5. These particulars do not form part of any offer or contract.
- December 2023