

# Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

## GENERAL PURPOSE STORAGE BUILDING

### WHEELY DOWN DAIRY

Wheely Down Road, Warnford, Southampton SO32 3LG



**Commercial Unit - Former Agricultural Building**

**Light Industrial Use Class E (g) (i, ii & iii) and Storage and Distribution Class B8**

**3 Units of varying sizes totalling 5,265ft<sup>2</sup> (484m<sup>2</sup>)**

**Secure Site, Ample Parking, Close to A32 Fareham to Alton Road, Facilities**

#### TO LET:

<b>UNIT A: 2,340ft<sup>2</sup> (217.4m<sup>2</sup>)</b>	-	<b>£19,900 per annum</b>
<b>UNIT B: 1,755ft<sup>2</sup> (163m<sup>2</sup>)</b>	-	<b>£14,920 per annum</b>
<b>UNIT C: 1,170ft<sup>2</sup> (108.7m<sup>2</sup>)</b>	-	<b>£ 9,945 per annum</b>



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**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](http://www.gileswheeler-bennett.co.uk) prior to visiting the Property.

**LOCATION:** See **Location Plan**.

Wheely Down Dairy is situated on the western outskirts of the village of Warnford which itself is located alongside the A32 Fareham to Alton trunk road. The Property occupies a quiet and secluded rural location on a site of a former dairy farm and is accessed via Wheely Down Road approximately 1km west of the A32.

Warnford itself lies within the Meon Valley and is a civil parish in the Winchester district of Hampshire. The A32 provides good communications both north and south to the A272 Winchester to Petersfield road (approximately 5km to the north) and the M27 south coast motorway (approximately 16.5km to the south). The A3 trunk road between Portsmouth and Havant lies approximately 10km to the east whilst the M3 motorway at Winchester lies approximately 14km to the west.

**DIRECTIONS: What Three Words:** <https://what3words.com/stands.questions.counts>

**From Fareham:** Take the A32 northwards from Fareham through the conurbations of Wickham and Droxford and once you have reached the village of Warnford turn left onto Wheely Down Road heading west. After approximately 1km turn left into Wheely Down Dairy onto the private track. Travel past DJ Scott Garden Machinery and continue straight forward on the track until you reach the black clad buildings on your right hand side. From Alton take the A32 south from the junction of the A31 and travel southwards through the villages of Farringdon and East Tisted until you reach the A272 and the West Meon Hut. Continue straight over the A272 heading south along on the A32 through the village of West Meon and towards the village of Warnford, once through the village of Warnford turn right onto Wheely Down Road and after approximately 1km turn left into Wheely Down Dairy past DJ Scott Garden Machinery and Wheely Down Dairy can be found at the end of this drive adjacent alongside the black clad buildings.

**DESCRIPTION:** The subject building to rent is a refurbished former agricultural livestock shed measuring approximately 634m<sup>2</sup> (external). Of steel portal frame construction with concrete panel walls, concrete floor and insulated box profile cladding and a corrugated fibre cement roof, the building is currently subdivided into 4 separate and independently accessed units one of which is already let (see accompanying **Block Plan**).

The units being offered to let are of varying sizes comprising one at 2,340ft<sup>2</sup>, one at 1,755ft<sup>2</sup> and one at 1,170ft<sup>2</sup> (all measurements gross internal). Further subdivision of the larger unit could be possible subject to separate negotiation with the agent/landlord.

Each unit benefits from connection to mains electricity (single phase) and water supply can be provided if required.

Each unit will have a dedicated WC/washroom.

See **Floorplan** below for layout.

Access to Wheely Down Dairy is via Wheely Down Road via a private shared track. The same track serves the adjacent business of DJ Scott Garden Machinery and other commercial lets owned by the landlord. From Wheely Down Road turn southwards onto the private drive and continue straight on until you reach the black clad buildings on the right hand side.

## PERMITTED USE

By Planning Application decided on 10th March 2023, the permitted use of the Building is Mixed Light Industrial (Class E (g)(i, ii, and iii)) and Storage & Distribution (Class B8) as defined by the Town and Country Planning (Use Classes) Order 1987 as amended. (Link: [SDNP/22/04385/FUL](#)).

## BASIS OF OCCUPATION

The Property shall be let according to the following terms (Terms may be varied subject to 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 6 years with an option to serve a break clause at 3 years
- Full Repairing lease
- Rent Reviews every third year to open market value upwards only and not less than the increase in the Retail Price Index (RPI)
- Usual rights of forfeiture for contractual breaches including non-payment of rent; failure to repair or nuisance

**RENT:** The chargeable rent for each unit is as follows:

UNIT A 2,340ft<sup>2</sup> (217.4m<sup>2</sup>) at £19,900 per annum

UNIT B 1,755ft<sup>2</sup> (163m<sup>2</sup>) at £14,920 per annum

UNIT C 1,170ft<sup>2</sup> (108.7m<sup>2</sup>) at £9,945 per annum

**SERVICES:** Mains electricity (single phase) and water is available and connected. Tenants will be billed periodically for services consumed. Each Unit has its own designated W/C / washroom available.

**BUSINESS RATES:** The Tenant is to be responsible for all business rates and any other taxes and charges - whether local or national - payable in respect of this occupation.

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

### For Further Information Contact:

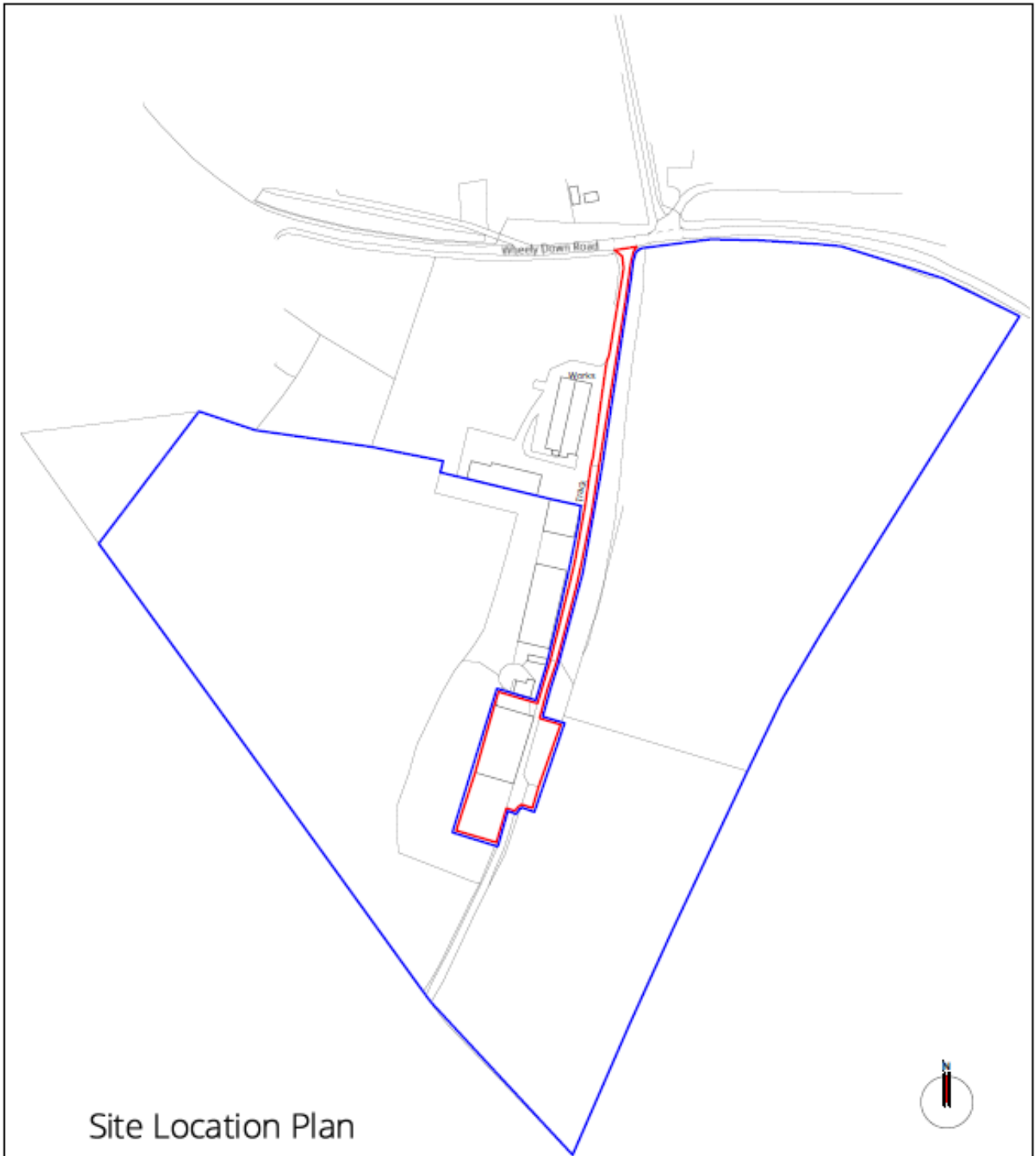
Paul Harris

**Tel:** 01489 896977 **Mob:** 07813 145984

**Email:** [paul@gileswheeler-bennett.co.uk](mailto:paul@gileswheeler-bennett.co.uk)

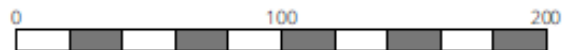


# SITE PLAN



Site Location Plan  
Scale 1:2500

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Scale in Metres. (1:2500 @ A4)

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E: info@southernplanning.co.uk  
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CLIENT: Gawthorpe Estates Ltd

SCALE: 1:2500 @ A4

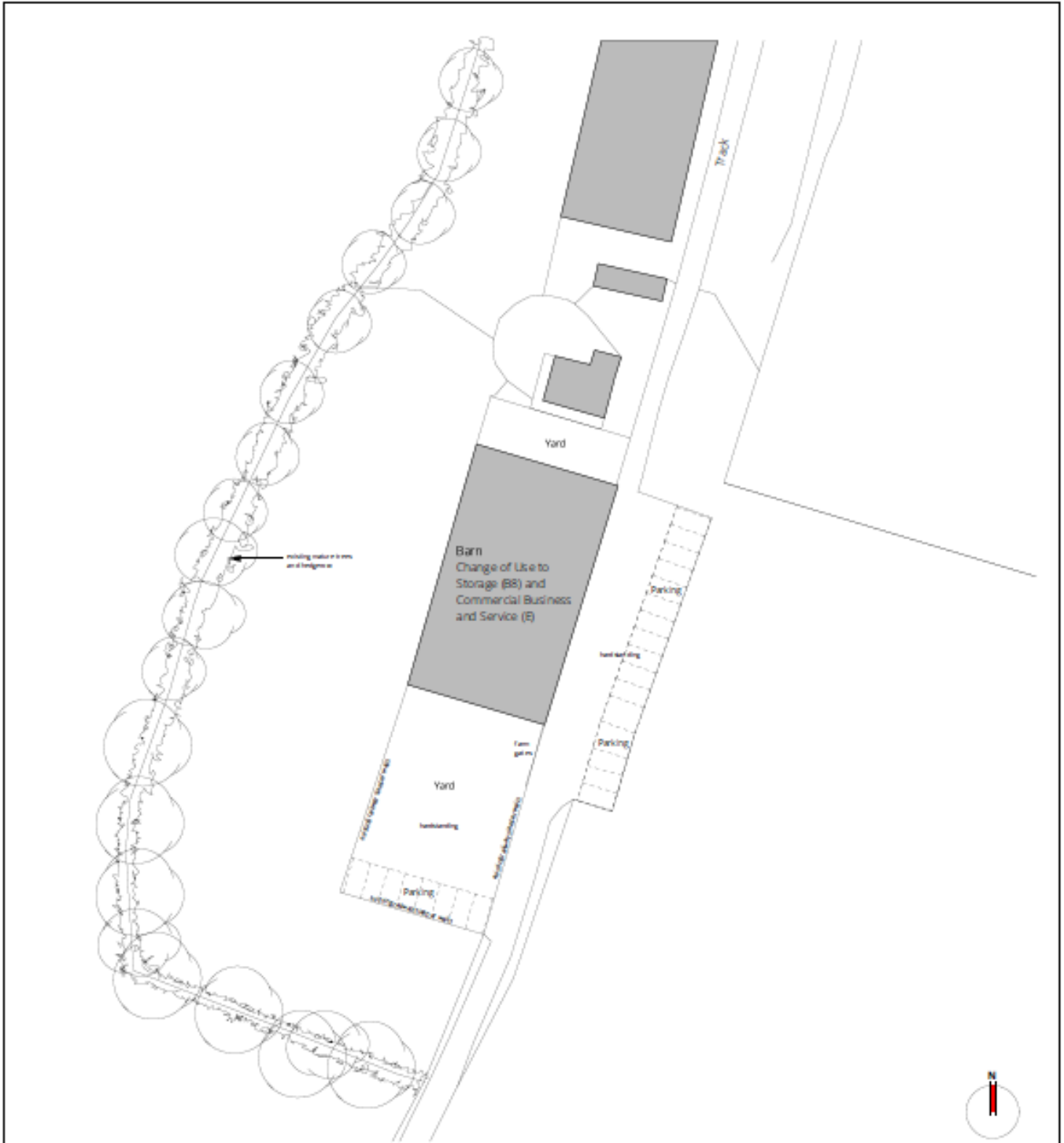
PROJECT: CoU Barn  
Wheely Down Dairy  
Wheely Down Farm Lane  
Warnford SO32 3LG

DATE: May 2021

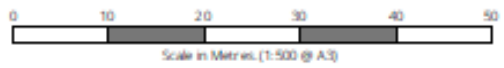
DWG NO.:	SDNP-WIN-AJW-276.1.01	REV: A
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# PROPOSED BLOCK PLAN




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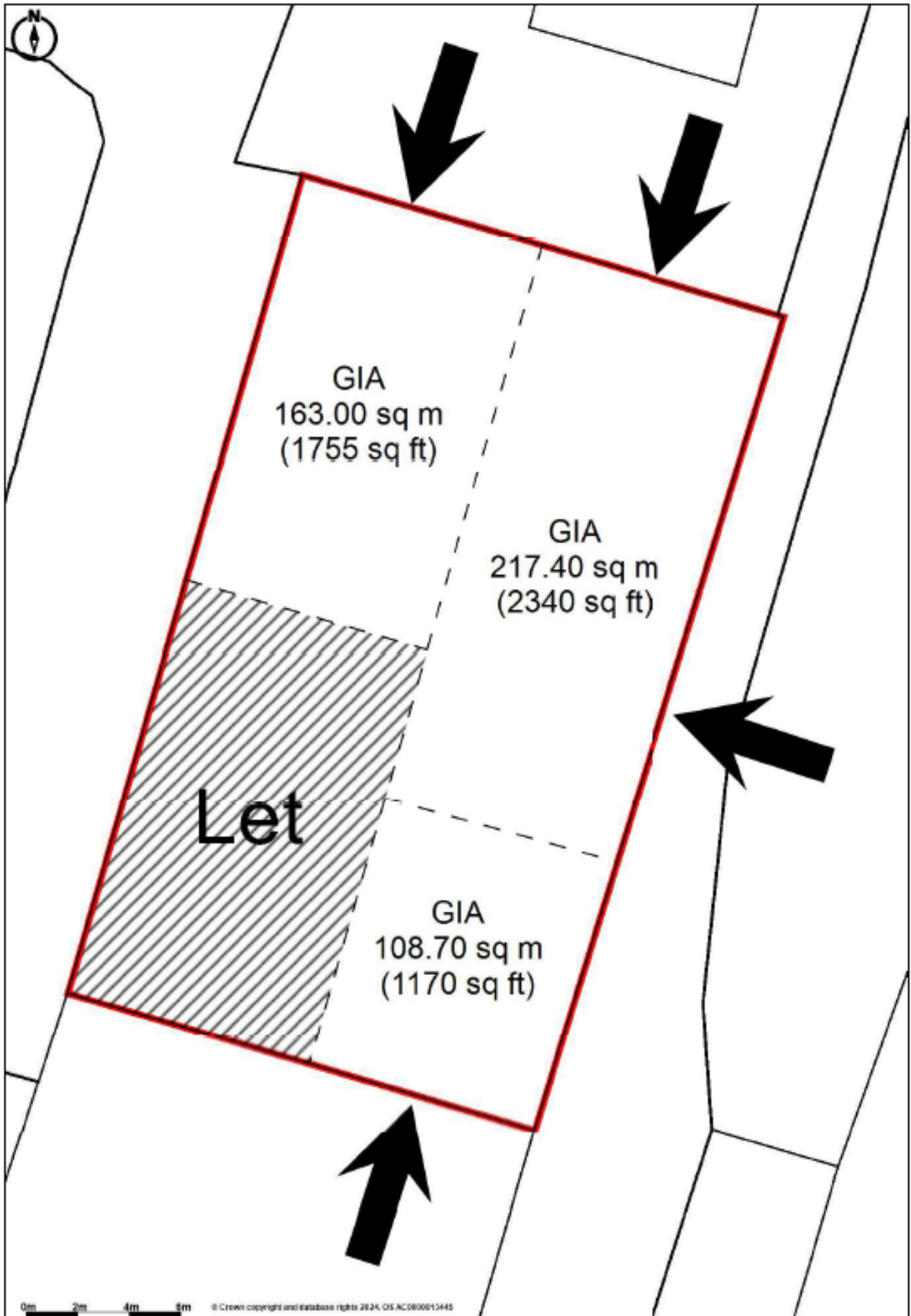
Block Plan as proposed  
Scale 1:500

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C	30.5.21	Landscaping
R	30.5.21	parking
A	30.5.21	various
REV	DATE:	AMENDMENTS:

 <p>Youngs Yard Churchfields, Leyland, Wiltshire SP21 1JN T: 01627 63720 E: info@southernplanning.co.uk W: www.southernplanning.co.uk</p>	<p>CLIENT: Gawthorpe Estates Ltd</p> <p>PROJECT: CoU Barn Wheely Down Dairy Wheely Down Farm Lane Warriford SO32 3LG</p>	<p>DRAWING: Block Plan as proposed</p>	<p>SCALE: 1:500 @ A3</p> <p>DATE: May 2021</p> <p>DWG NO.: SDNP-WN-APP-276.1.03 REV: C</p>
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# UNIT LAYOUT PLAN

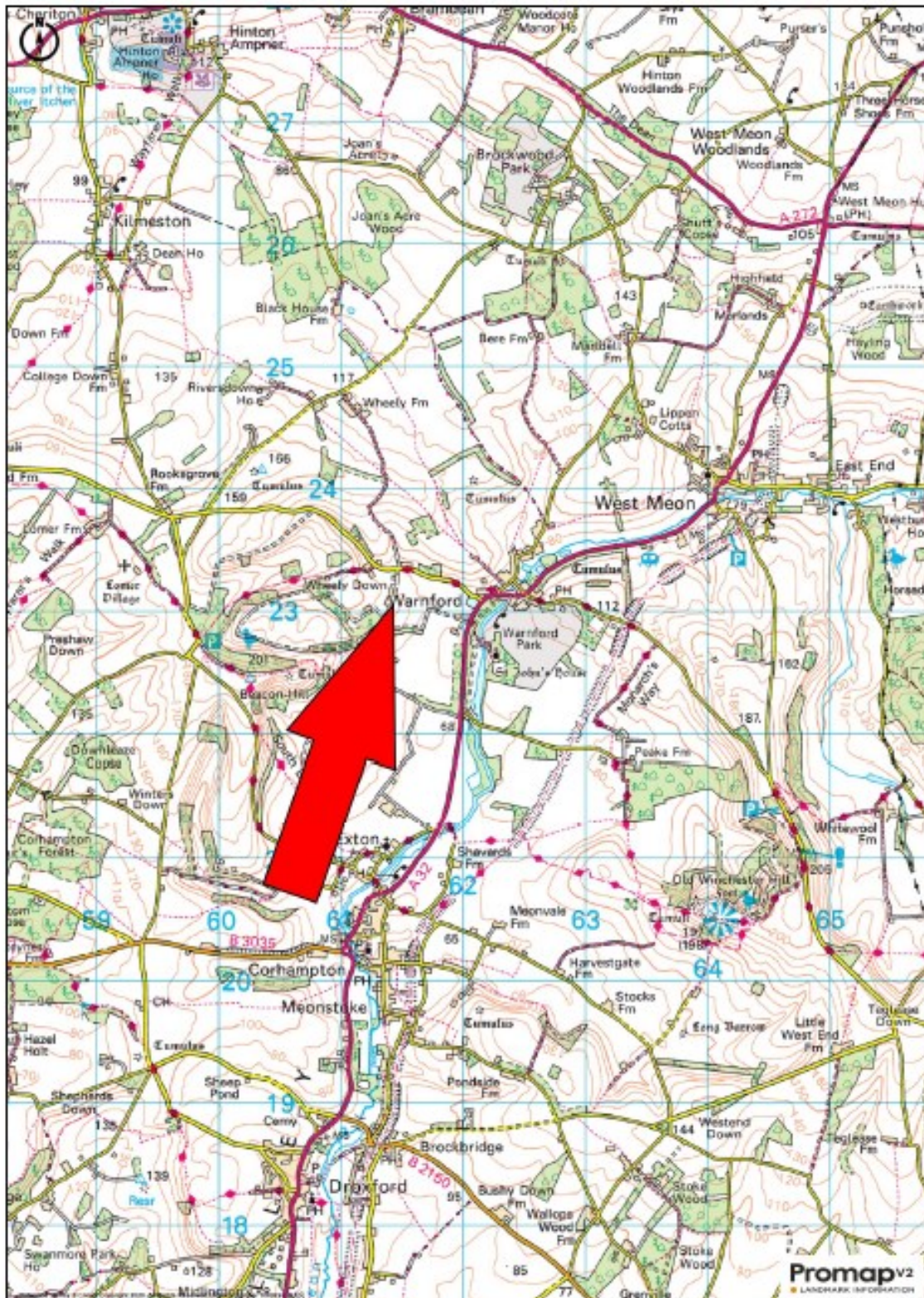








# LOCATION PLAN



**GWB**  
Giles Wheeler-Bennett  
Chartered Surveyors & Land Agents  
Bishops Waltham (01489) 896977  
Produced 22/07/2020  
SCALE 1:50,000 at A4

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