# East Farm Business Park

Codford, Nr Warminster, BA12 0PG

*An enterprise hub in the heart of Wiltshire*

www.jmstratton.co.uk

# East Farm Business Park

Codford, BA12 0PG

- Rural enterprise hub providing units from 2,000 sq. ft. up to 30,000 sq. ft. in various specifications and tenures.
- Buildings available for development into bespoke business space providing flexible space, so as your business grows, you can adapt your premises with us.
- Excellent access to the A36, and good road links across the south of England.
- Wide range of uses including production, offices, storage and distribution.
- Broadband up to 1,000 mb available through our ultrafast link with Wessex Internet.
- High-capacity electrical connections with potential to provide 100% renewable energy to all commercial units in the future.
- A well landscaped site with ample parking and picturesque surroundings
- A number of well-established and growing businesses are located at East Farm in recently converted and refurbished buildings.

Indicative Building – Office Premises

# Description

East Farm, Codford is ideally located for businesses serving the West Country and Southern England, conveniently situated between Warminster, Bath and Bristol to the North, Andover, Salisbury and London to the East, Shaftesbury, Poole and Bournemouth to the South and Yeovil, Taunton and Exeter to the West. There are excellent road links via the A303 and A36 to the M3, M5, M4 and M27. East Farm itself is a beautiful site surrounded by open countryside, comprising a range of commercial buildings including light industrial, workshop space and offices. All premises are served by ample parking and excellent broadband connection. All commercial space can be adapted to suit varying needs and requirements.

# Available To Let Immediately

- 2 Yarnbury Court – Two flexible office spaces that can be rented as one unit or separately.
- The Boardroom- Available for meetings up to 14 people, available for hire per hour or per day.

Please contact J M Stratton & Co for more information on any of these premises.

Proposed Office Building

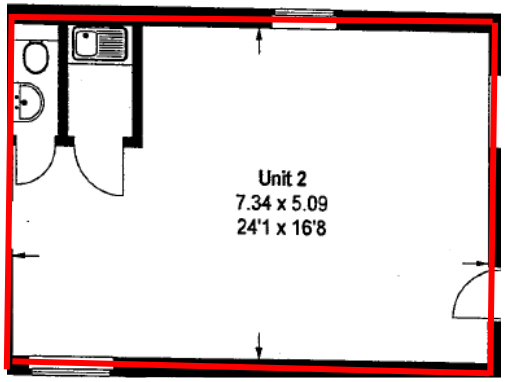
Yarnbury Court

Portingales Barn

The Boardroom

# 2 Yarnbury Court

# 439 Sqft



Flexible office space to rent

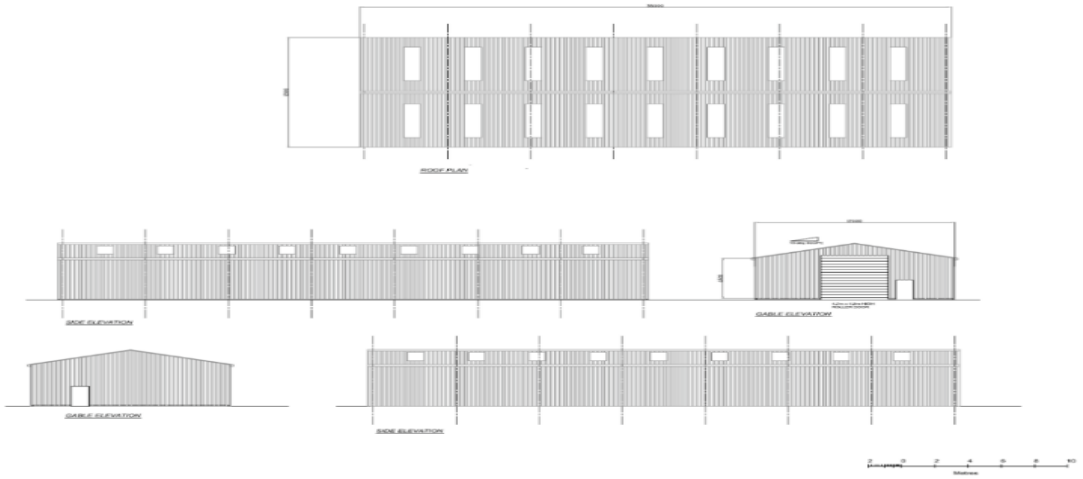
- Both with their own private kitchenette and toilets
- Well positioned in a lovely scenic courtyard
- Parking available on site
- 100mb WIFI available
- Well located next to the A36 and A303
- The deposit is equal to one months' rent.

**Viewings**

Strictly by appointment only through Fowler Fortescue on 01747 356099 or JM Stratton & Co. on 01985 850230.

# PORTINGALES BARN

# 4,400 SQFT



Portingales Barn will offer versatile space suitable for a range of uses with planning consent for storage and distribution (B8). This new building can be built to a preferred specification depending on the tenant's requirements.

- Approximate gross internal area of 4400sqft
- 67KW 3 phase power supply
- Roller shutter door and access door
- Internal office

## Rent, Service Charge, Rates & Fees

Rent, will be dependent on the final specification of the building. A service charge of plus VAT per month will be payable for water, drainage and site maintenance.

The deposit is equal to one months' rent.

## Viewings

Strictly by appointment only through Fowler Fortescue on 01747 356099 or JM Stratton & Co. on 01985 850230.

# LITTLEWOOD BARN

# 16,000 SQFT

Littlewood Barn offers a substantial opportunity for a potential warehouse/distribution centre. It is strategically located with direct access to the A36, 5 minutes from the A303, with access to the Southwest and London; and within an hour of the M4 corridor. Can be built to tenants' specification.

- 16,000 square feet of warehouse space
- Potential 67KW 3 phase power supply
- Roller shutter door and access door
- Potential for an internal office
- 24-hour CCTV
- Up to 1,000mb broadband
- Flexibility on final design
- Large turning area for articulated vehicles

## Rent, Service Charge, Rates & Fees

Rent will be dependent on the final specification of the building. A service charge will be added plus VAT per month will be payable for water, drainage and site maintenance.
The deposit is equal to one months' rent.

## Viewings

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# PROPOSED OFFICE SITE

# 5,000 SQFT

- Planning consent for 5000 sqft office
- Units available 1000-5000 sqft
- Offices built according to the tenant's requirements.
- Ultra-fast up to 1000mb broadband
- Plenty of parking with immediate access to the A36 and the A303.
- Warehouse space potentially available close by
- Excellent rural setting and views yet still well connected

**Viewings**

Strictly by appointment only through Fowler Fortescue on 01747 356099 or JM Stratton & Co. on 01985 850230

# Ballington Lodge Events Space

Ballington Lodge is available for hire and has multiple uses from weddings and large gatherings to corporate events:

- Finished to an exceptionally high standard
- Catering facilities
- Boardroom/dining table
- Stunning panoramic views of a valley
- Wood burner
- Bar area
- Polished floor
- Ample parking
- Multiuse outdoor covered area
- Potential to be used fully serviced
- Stylish furniture available

Available on day or half day rate, for more information or enquiries on hiring contact JM Stratton & Co. on 01985 850230.

# BOARDROOM FOR HIRE

Private boardroom space ideally suited for meetings:

- Smart TV with PowerPoint ideally suited for presentations and video conferences
- Access to kitchen facilities
- Seats up to 14 people at the table with more available
- Lunch can be provided
- Quiet and exclusive with soundproof walls
- Excellent access with plenty of parking
- Hourly rate: £25
- Half day rate: £70
- Full day rate: £120

For more enquiries on hiring contact JM Stratton & Co. on 01985 850230.

# About Us

JM Stratton & Co. have farmed the land at East Farm for over 100 years and although agriculture remains at the core of the business, over the past 20 years development has been focused on expanding the commercial and residential property portfolio in addition to investment in a wide range of renewable energy projects.

East Farm extends to 2,200 hectares of farmland stretching across the Wylye Valley, 1,500 hectares of which are in arable rotation. Across the farm there are 220 hectares of woodland ranging from commercial forestry managed for the timber trade, firewood and woodchip production, to amenity woodland.

Environmental Stewardship is an important aspect of the land management activities. The stewardship objectives include the promotion of grassland with wildflowers, preservation of scheduled monuments, and enhancement of four Sites of Special Scientific Interest located on the farm. Winter bird food and nectar mix have been planted across the farm in addition to establishing thousands of meters of enhanced grass margins which has led to a boost in the local wild bird, butterfly and small mammal population.

The renewable energy projects developed by JM Stratton & Co. include a food waste anaerobic digester which generates 3.7mw of electricity (enough for 3,700 homes). There are two field scale solar PV sites totalling 18 hectares generating 6.5mw and 5mw with planning secured for a further 30 hectares to neighbour the existing site for a new 12.5mw grid connection providing at peak electricity for 40,000 homes.

We are passionate about innovative enterprise and farming. Our ambition is to promote a sustainable thriving rural economy and to be able to offer businesses (of all sizes) operating in a range of sectors a green and economic location choice.

Further details available at www.jmstratton.co.uk.

# JM Stratton East Farm layout

Portingales Barn site

Entrance 2

Junipers

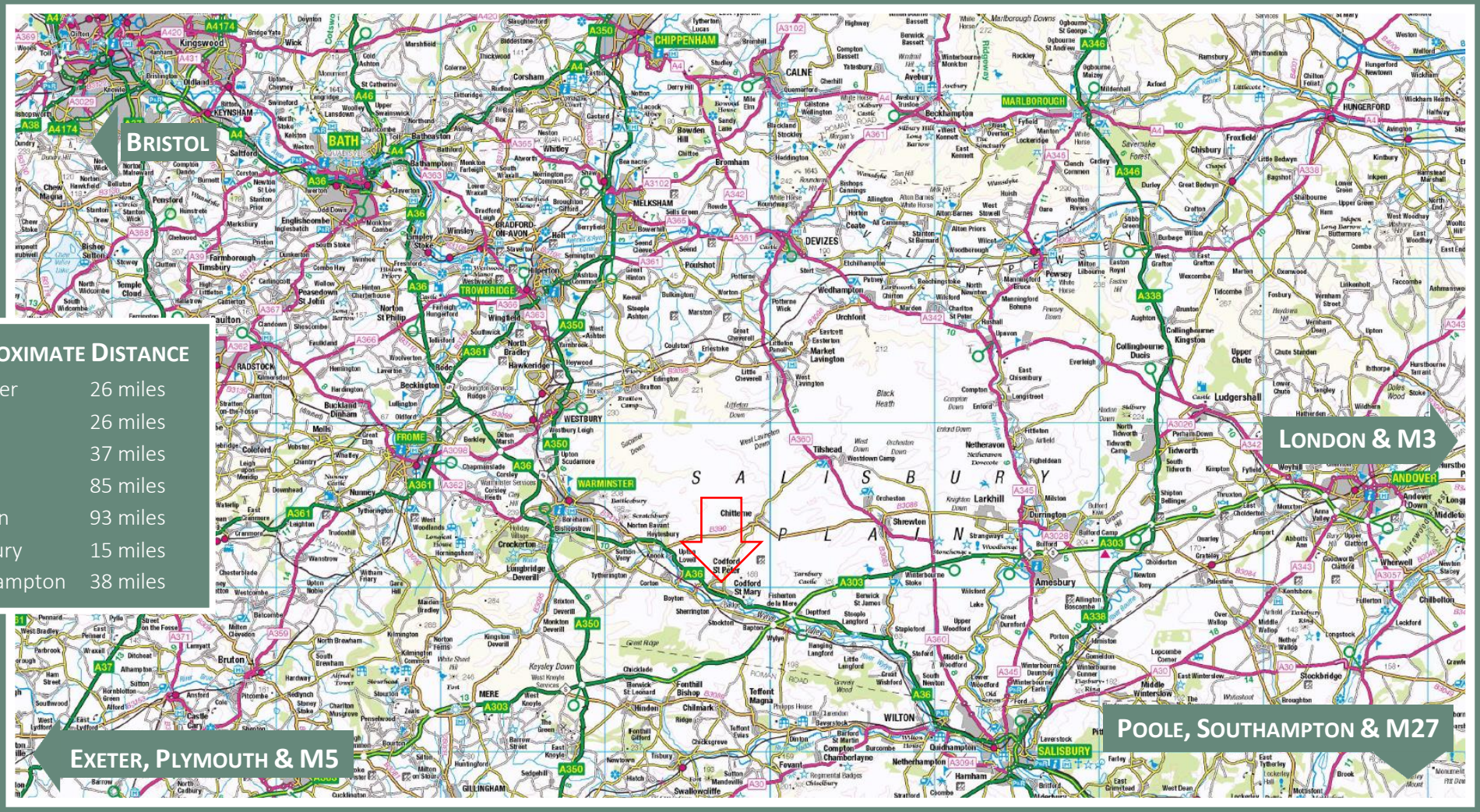
East Farm Offices and board room

Littlewood Barn

Proposed office site

Entrance 1

# Location & Transport Connections




## Approximate Distance

| | |
|---|---|
| Andover | 26 miles |
| Bath | 26 miles |
| Bristol | 37 miles |
| Exeter | 85 miles |
| London | 93 miles |
| Salisbury | 15 miles |
| Southampton | 38 miles |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J.M. Stratton & Co.

ENERGY · AGRICULTURE · PROPERTY

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RURAL ASSET MANAGEMENT