



First Floor Office, The Woods Building, Mount Farm, Romsey Road, Lockerley, Hampshire SO51 0GR



KEY FEATURES

- To Let - rural office suite with excellent parking provision
- Rent: £16,500 pa plus VAT
- 20% rent reduction for the first 18 months
- Rateable Value: £16,250
- 1,223 Sq. Ft. (113.7 Sq. M.) NIA
- First-floor office suite
- Freshly redecorated throughout
- Air-conditioning plus radiators
- Superb natural light levels
- 2.5 miles from Dunbridge, 5 miles from Romsey
- Secure site
- Use Class E
- 10 car parking spaces
- Space for open storage/container by separate negotiation

The Woods Building at Mount Farm has a variety of light industrial and highly-versatile office accommodation within a two-storey detached building. Part of the first floor is now available for immediate occupancy.

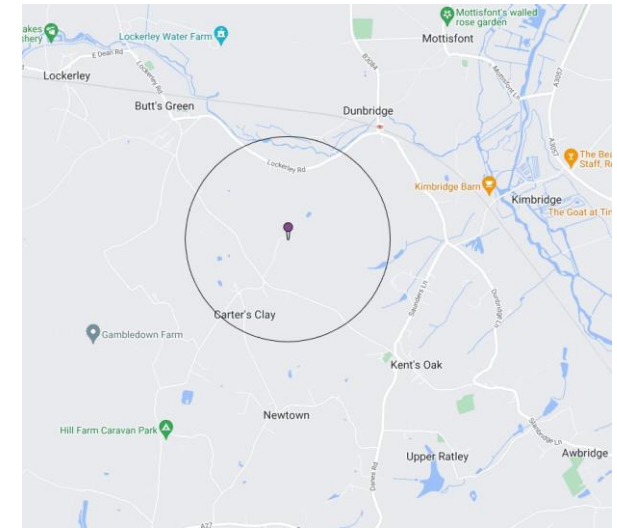
The subject office unit measures 1,223 Sq. Ft. and the specification comprises strip lighting, carpet tiles on a raised floor, perimeter wall mounted oil-fired radiators, ceiling mounted air conditioning units, perimeter data points and electric sockets. There are windows on two sides providing good natural light and the office further benefits from the following shared amenities: kitchen, WCs, newly-created lobby space, board room for meetings, plus a loft space for document/light storage. The suite is mainly open-plan in configuration along with a separate meeting room with sliding door for privacy.

Mount Farm is a secure site with security gates locked on a daily basis and intruder alarms fitted to the building. Generous parking is available for up to 10 vehicles and space is also available for a storage container or open storage, if required.

SITUATION

Situated 5 miles north-west of Romsey, 15 miles south-east of Salisbury, 13.5 miles north-west of Southampton and 15 miles south-west of Winchester.

There is a mainline railway station at nearby Mottisfont and Dunbridge, with services to both Southampton and Salisbury.



TENURE

A new internal repairing and insuring lease will be granted at a rent of £16,500 pax, on terms to be agreed, and exclusive of any occupational costs. The office suite is fully self-contained and includes a shared boardroom, kitchen area and WC facilities, which are rent free and maintained by the landlord.

A 20% rent discount will be applied for the first 18 months of occupation, which will reduce the annual headline rent to £13,200 pax.

RATEABLE VALUE

The subject office unit has a rateable value of £16,250, effective from 1st April 2026.

For further information on business rates please refer to the relevant Local Authority.

EPC RATING

A new assessment will be commissioned.

VIEWINGS

All enquiries and appointments to view must be made via sole agent Trinity Rose Commercial on 01962 888900.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction.

All rents quoted will be subject to VAT provisions.



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. March 2026

- Property Management
- Acquisition Surveys
- Schedules of Condition
- Dilapidations
- Rent Reviews
- IRV Assessments
- Planned Maintenance
- Development Monitoring
- Block Management