



CHARTERED SURVEYORS & LAND AGENTS

Approximate distances by road to:- Bishops Waltham 2 miles, Wickham 2 miles, Southampton 11 miles, Winchester 13 miles, Portsmouth 11 miles

TO LET OFFICE AND STUDIO UNIT

within 6 miles of Junctions 7 and 9 on the M27 East of Southampton and North of Fareham

**AT NATIONS FARM INDUSTRIAL PARK
CURDRIDGE LANE, CURDRIDGE, Nr SOUTHAMPTON, SO32 2BH**

**including four offices, reception, kitchenette and toilets - in all about 76 m² (818 sq.ft.)
with allocated 6 vehicle on site parking and full services.**



AVAILABLE AUGUST 2026

RENT: £1,050 per month (£12,600 pa) plus VAT

LOCATION/DIRECTIONS:

See attached Location and Site Plans over. From Bishops Waltham take the B2177 towards Waltham Chase. At the Waltham Chase crossroads with the traffic lights, turn right into Curdridge Lane, proceed along this road for about $\frac{3}{4}$ mile and Nations Farm will be found on the left hand side.

VIEWING:

By appointment through the Vendor's Letting Agents Messrs Ian Judd and Partners (01489) 896422 (Ref: TJG)

DESCRIPTION:

This unit comprises a detached brick and tiled former farm management and administrative office block which will suit a single occupier with interconnecting offices, services and facilities.

This range of offices includes the following accommodation:-

Reception/Kitchenette (S) 2.91 x 2.16m with stainless steel sink, drainer, worktop and access to loft.

Gents and Ladies toilets (N) 1.88 x 1.41m (each) with low level WC, wash-hand basin, radiator and sealed flooring.

Office 1: 4.06 x 2.38m (N, S) with two radiators.

Office 2: 4.4 x 2.98m (S) single radiator, extractor fan.

Office 3: 4.08 x 3.65m (N, S), two radiators and fitted shelving.

Office 4: 4.07 x 2.72m (N, S), two radiators, access to loft.

Secondary Lobby: 2.11 x 1.46m (S) with **Ladies and Gents toilets** (1.74 x 0.92m each) with wash-hand basin, low level WC and radiator.

EPC:

Energy Performance Certificate (EPC) - Energy Rating Band E

TERMS:

This unit is available from 1st August 2026 for an initial period of up to 2 or 3 years outside the security provisions of Sections 24-28 of the Landlord and Tenant Act 1954, and on a Full Repairing and Insuring (FRI) basis.

RENT: £1,050 per month plus VAT

SERVICES:

Mains electricity supply with sockets and office lighting, on site vehicle parking, BT (subject to transfer). Two ladies and gents toilets, oil fired central heating, fully carpeted, decorated, fitted telephone and cable points, office standard lighting, internally partitioned interconnecting office doors and aluminium UPVC double-glazed windows.

RATEABLE VALUE:

Rateable Value - £8,100 pa Property Reference No: NN0252024307OOA

Rates Payable (2026) The Rateable Value is below the threshold for the payment of rates so 100% Small Business Rates Relief should be available to the Tenant with no business rates liability.

DEPOSIT:

A refundable deposit of £1,500 will be paid by the Tenant to the Landlord's Agents.

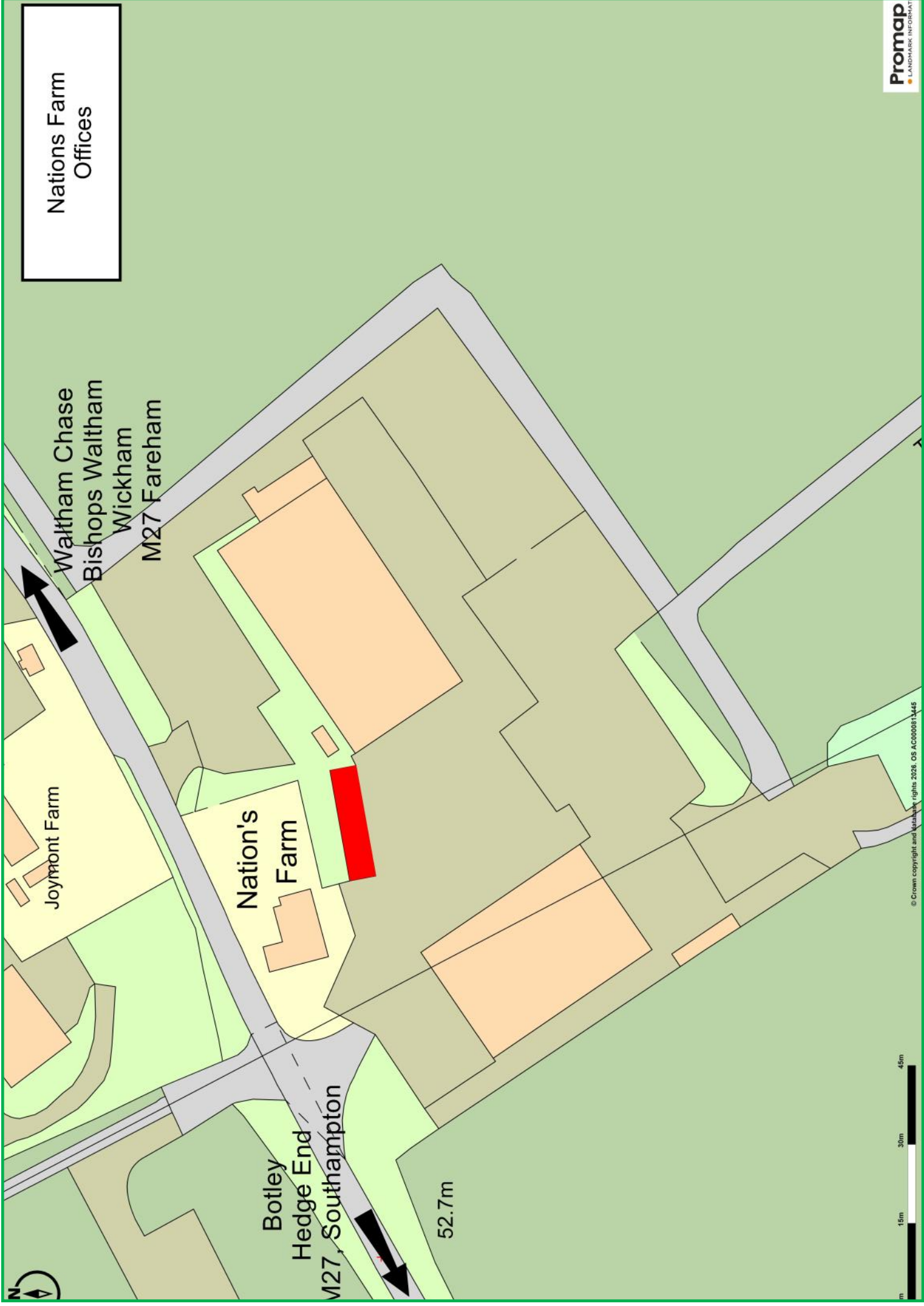
OTHER TERMS:

- i) The Tenant will pay a one-off contribution towards the Landlord's Letting Agents fees of £700 plus VAT.
- ii) The Landlord will insure the building but the Tenant will refund the Insurance Premium and IPT.
- iii) The Tenant will be responsible for all outgoing including water, drainage, electricity, telephone and rates.
- iv) The Lease will be granted for an initial 3 year term with a Break Clause at the end of Year 1 for either party on 3 month's written notice.
- v) The rent will be reviewed at the end of each year to the Retail Price Index (RPI).
- vi) A Personal Guarantor will be required to guarantee the Lease and all payments that become due.

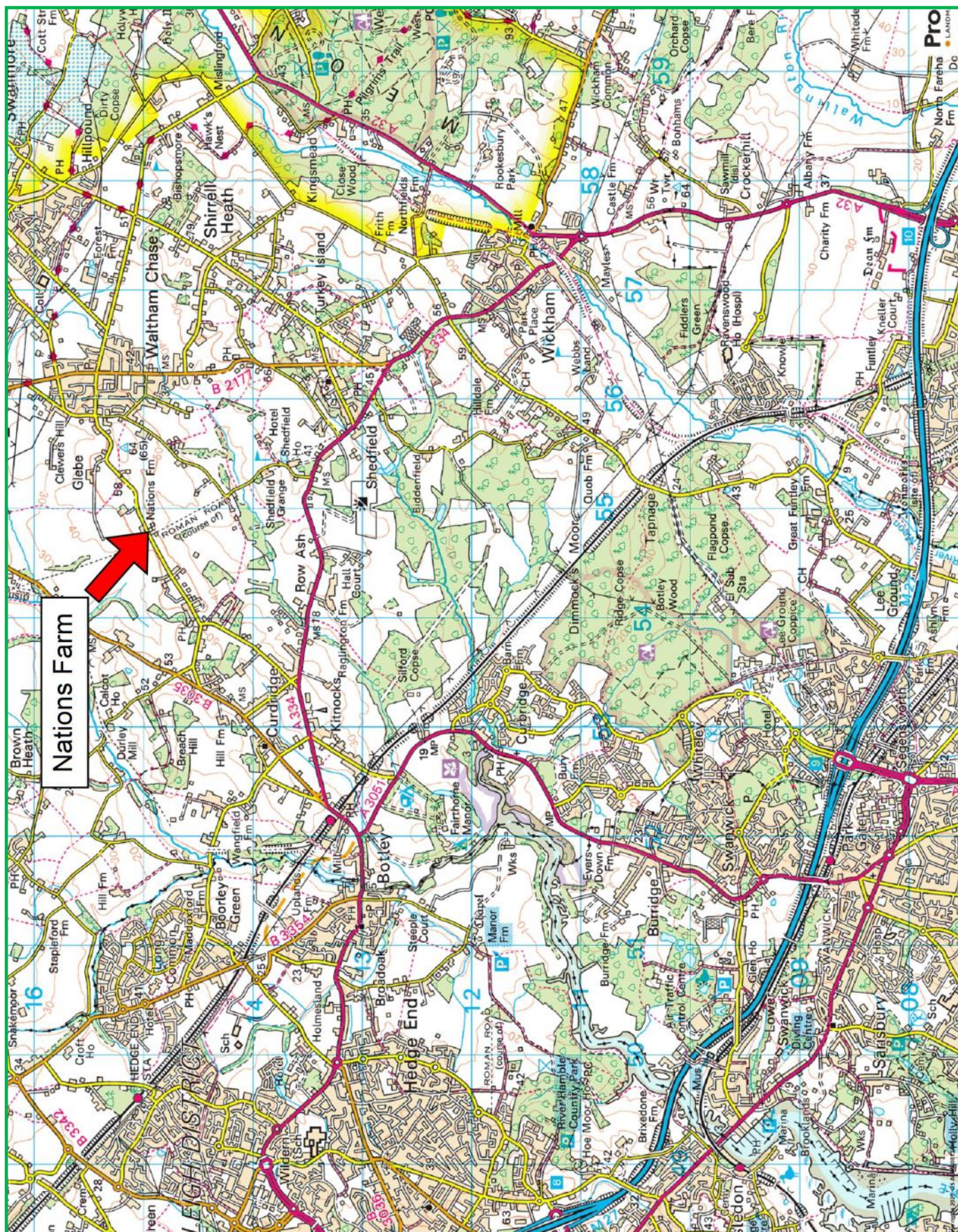
NOTES:

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Nations Farm
Offices



IMPORTANT NOTICE: Ian Judd and Partners LLP and their Clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Ian Judd and Partners have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. 4. Tax may be payable in addition to the purchase price of any property according to law. Ian Judd and Partners is a Limited Liability Partnership.