

SCOTCHER & CO

C O M M E R C I A L

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A PROMINENT AND VERY WELL-APPOINTED OFFICE BUILDING, AVAILABLE NOW ON A NEW LEASE WITHIN THIS POPULAR AND BUSY MODERN BUSINESS PARK ENVIRONMENT.



**“WEST END”
ST. CROSS HOUSE
ST. CROSS BUSINESS PARK
NEWPORT
ISLE OF WIGHT | PO30 5XW**

Situated overlooking the entrance road into St. Cross Business Park, with near neighbours to include The Innovation Centre, Enterprise House, Glanvilles Damant Legal Services, Rheinmetall, the NHS, and others, including the ever-popular French Franks takeaway facility.

St. Cross Business Park is situated just to the north of Newport Town Centre, and is one of the Island's most popular and modern business parks. Newport itself is the commercial hub for the Isle of Wight and, as such, is constantly busy, with a wide variety of facilities within its boundaries to include County Hall, the Island's main Southern Vectis bus transport interchange, a range of local and national commercial occupiers, plus good communications to the whole Island. The Red Jet passenger ferry from Cowes to Southampton is also only 15 minutes' drive away.

The building itself is of traditional modern steel-frame construction, with brick elevations. Further details are as briefly overlined overleaf.

RENTAL GUIDE - £70,000 P.A.X. + VAT

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

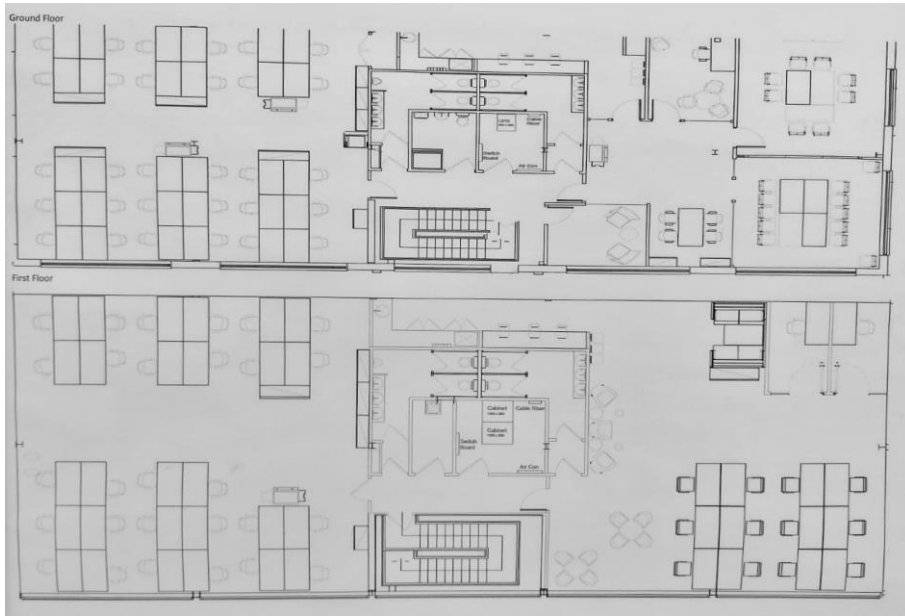
All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

ACCOMMODATION	<p>Constructed over two floors, and each floor provides some 3,215ft² (298.68m²), offering a total gross internal floor area within the building of some 6,430ft² (597.36m²).</p> <p>Internal subdivisions are demonstrated by the attached floor plan, taken from the previous tenant's fit-out and furnishing plan, which is for identification purposes only.</p> <p>The current subdivisions essentially provide for three large open-plan offices, plus a further office, divided with demountable glazed partitions, all approached via modern and spacious entrance lobby with canopied external entrance and incorporating the main central staircase.</p> <p>Each floor benefits from appropriate WC and modern fitted kitchen facilities.</p> <p>Other features of the premises are suspended ceilings throughout with LED lighting panels on motion sensors, plus ceiling-mounted air con/heating units, some partial additional electric heating, double-glazed windows, and all to a good standard.</p>
AGENT'S NOTES	<p>Scotcher & Co have not checked the suitability or serviceability of fixtures and fittings, including any heating systems, as this is the responsibility of the ingoing tenants.</p>
EXTERNAL	<p>Good parking provision to the front and side of the building, along with soft landscaping and a bicycle shelter.</p>
RATEABLE VALUE	<p>From April 2023 – Not Currently Listed. UBR 2023/24 @ 49.9p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
SERVICES	<p>Water, electricity and drainage are all understood to be connected. However, interested parties should check the suitability of main services to their own satisfaction.</p>
EPC	<p>TBC.</p>
TENURE	<p>The expectation is that the lease will be granted on a full repairing and insuring basis, with the Landlord to insure the building and the tenant to pay their share of the appropriate premium. The lease, subject to terms, will be within the security provisions of the Landlord & Tenant Act 1954, Part II, with if appropriate five-yearly, upward-only rent reviews. We understand that the occupier will be liable for an appropriate share of the St. Cross Business Park maintenance and service charge.</p>
POSSESSION	<p>Upon legal completion.</p>
RENTAL GUIDE	<p>£70,000 p.a.x. + VAT.</p>
LEGAL COSTS	<p>Each party to bear their own appropriate legal and professional costs in respect of this transaction. However, the tenant may be expected to undertake to cover the Landlord's costs should they (the tenant) withdraw without good reason once heads of terms are agreed and circulated to solicitors.</p>
VAT	<p>Will Apply.</p>
VIEWING	<p><u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>09092023/WestEndStCrossHouse-Newport/9-Sep-24</p>

LAYOUT PLAN

Not to scale, and for identification purposes only.



ADDITIONAL PHOTOS

Larger electronic copies of the below, plus further photographs, are available upon request.

