

SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight, PO30 1BW

Telephone: (01983) 822288
www.scotcherandco.co.uk



WELL-APPOINTED GROUND FLOOR OFFICES, WITH ADDITIONAL WORKSHOP/STORAGE, AVAILABLE ON A NEW LEASE WITHIN THIS POPULAR BUSINESS PARK ON THE SOUTH-WESTERN OUTSKIRTS OF THE ISLAND'S MAIN TOWN



**OFFICES @ 4A
CARISBROOKE BUSINESS PARK
WHITCOMB ROAD
CARISBOOKE
NEWPORT
ISLE OF WIGHT
PO30 1YS**

These well-appointed offices provide some 1,170ft² (107.6m²) NIA, benefiting from a further workshop/storage area to the rear of some 500ft² (46.45m²). The total footprint area is approaching 1,800ft² (167.22m²) including welfare facilities. The premises benefit from on-site parking, and is situated within this popular business park; the premises are ideal for a variety of occupiers, subject to any necessary consents.

Carisbrooke Business Park lies on the south-western outskirts of Newport itself, which is the County Town and administrative centre for the Island and, as such, is constantly busy.

The premises provide for good communications to the rest of the Island, and are of traditional construction with further details as briefly outlined overleaf.

RENTAL GUIDE - £14,500 P.A.X. + VAT and site service charge.

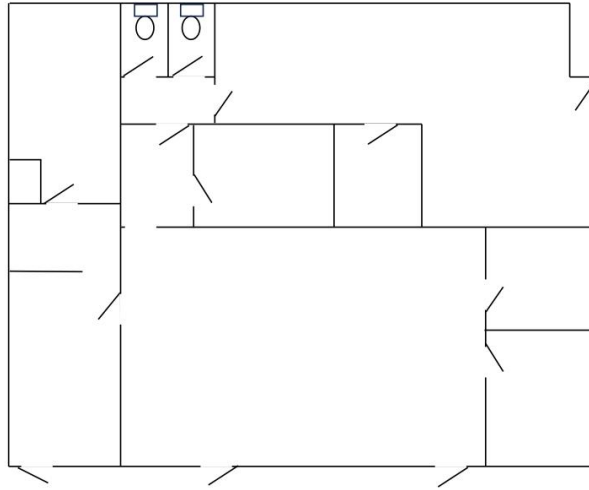
These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.
All measurements are approximate.

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

Scotcher & Co. is a trading name of A.F.S. Properties Ltd. Company Reg. No. 4765406 - England. Directors: Mr A.F. Scotcher, Mrs S.J. Scotcher (Company Secretary)
Registered Office: Bright Brown, Exchange House, St Cross Lane, Newport, Isle of Wight, PO30 5BZ

THE OFFICES	<p>Whilst the premises provide some 1,170ft² (107.6m²) NIA, this is subdivided into a main administration office measuring some 29'8" x 19' with two personal entry doors, and to the rear of this is a staff kitchen and lobby, plus two separate WC facilities. There is also a rear store of some 11'5" x 7'10".</p> <p>Additionally, to the left-hand side of the property are three individual adjoining offices of 16' x 9'3", 15'6" x 9'2" and 9'2" x 5'7" respectively, and to the right two further individual offices of 10'6" x 8'10" and 8'10" x 8'3".</p> <p>To the rear is a further workshop/storeroom, being L-shaped and measuring some 28'8" x 22'6" maximum, to provide a further approx. 500ft² (46.45m²) of floor area. The attached schematic floor plan indicates the current layout, but please note that this is not to scale and is for identification purposes only.</p> <p>The office areas are warmed by an electrical heater system of convector/panel heaters. There is electrical trunk wiring to most walls.</p>
EXTERNAL	Designated parking to the front of the units.
RATEABLE VALUE	<p>With effect as of April 2026 - £10,000. UBR 2026/2027 @ 43.2p in the £. Providing the occupier qualifies, the premises qualify for complete small business rates relief. Applicants are advised to verify this information to their own satisfaction with the Rating Office on 01983 823920.</p>
EPC	'C' – Certificate Available.
SERVICES	Water, electricity and drainage are all understood to be connected. However, interested applicants should always check the availability and suitability of mains services to their own satisfaction.
TENURE	By way of a new commercial lease, with if appropriate three-yearly upward-only rent reviews, and effectively on a full repairing and insuring basis. However, the Landlord will insure the buildings, with the tenant to pay their share of the premium. The lease will be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II, and will include a Landlord's break arrangement, whereby in the event of the site being redeveloped then the Landlord can give the Tenant not less than 6 months' prior written notice to terminate the lease. Otherwise, terms are by negotiation.
RENTAL GUIDE	£14,500 p.a.x. + VAT and site service charge.
POSSESSION	Upon legal completion and subject to termination of the existing lease.
LEGAL COSTS	The ingoing tenant will be required to contribute towards the Landlord's reasonable legal costs in respect of any letting, whether or not it proceeds to completion.
VAT	Will Apply.
VIEWING	<u>STRICTLY</u> by appointment please via the agents, please, through whom all discussions and negotiations must be conducted.
REFERENCE	23012026/OFFICES4A-CARISBROOKEBP/29-Jan-26

FLOOR PLAN



ADDITIONAL PICTURES
Taken in 2023, to be updated shortly.

