

SCOTCHER & CO

C O M M E R C I A L

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EARLY INSPECTION IS ADVISED OF THIS MODERN, PURPOSE-BUILT AND ENERGY EFFICIENT OFFICE UNIT – AVAILABLE ON A NEW LEASE.



**UNIT K
LANGBRIDGE BUSINESS
CENTRE
NEWCHURCH
ISLE OF WIGHT
PO36 0NP**

Situated on the edge of a rural business park, in turn close to the village of Newchurch, a location which is surprisingly convenient for communications to all parts of the Island, but especially the East and North Wight.

Ferry services for passengers and vehicles to both Portsmouth and Southampton on the mainland are within easy reach, and the central town of Newport is just a 15 minute drive away.

This location itself is semi-rural, and the unit enjoys some very fine farm and downland views to the rear, with the modern and easily-maintained accommodation as briefly outlined overleaf and worthy of early interest.

RENTAL GUIDE - £8,925 P.A.X. + VAT
(Plus service charge and proportional building's insurance share.)

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 UNIT	<p>Measures some 23'7" (7.2m) x 31'2" (9.5m), thereby offering some 730ft² (68m²) net internal area, supplemented by a modern kitchen facility and adjoining single WC.</p> <p>A basic floor plan is attached, and the accommodation is open-plan and benefits from a suspended ceiling with LED lighting, a central ceiling-mounted air conditioning/heating unit, and is double-glazed throughout. The building was constructed with good energy efficiency in mind, to appropriate modern specifications.</p> <p>N/B: Our client's permitted use will be as office space only, with an occupancy level of no more than 8 working personnel/occupants.</p>
EXTERNAL	<p>A rear seating/patio area is a feature of the unit, with far-reaching farmland and downland views. Attached is a site layout plan, indicating the designated car parking for Unit K, which can accommodate some 6 vehicles. The premises is approached via Langbridge Business Centre via a service road just to the north of the village of Newchurch.</p>
RATEABLE VALUE	<p>From April 2023 - £4,400 / From April 2026 - £6,200. UBR 2025/2026 @ 49.9p in the £.</p> <p>Providing the tenant also qualifies, the unit will qualify for complete small business rates relief. Interested 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 always check the availability and suitability of main services to their own satisfaction.</p> <p>N/B: Electricity and water are currently charged separately by the Landlord at £1,260 pa (£105 pcm), subject to a usage and costings review, and payable monthly.</p>
EPC	<p>'B' – Certificate Available, valid until 2029.</p>
TENURE	<p>By way of a new commercial lease, with terms by negotiation and otherwise effectively on a full repairing and insuring basis; however, the Landlord will insure the building with the tenant to pay their share of the premium, currently at £157.50 pa (reviewable), payable annually or monthly if preferred.</p> <p>An additional service charge of £525 pa will cover buildings and site maintenance, to be paid either on commencement of the lease and subsequent anniversaries, or alternatively monthly if preferred.</p> <p>The Landlord will reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. If appropriate, the lease will be subject to third anniversary upward-only rent reviews.</p>
POSSESSION	<p>Upon legal completion, and after the end of March 2026, when we understand the current occupiers will vacate.</p>
RENTAL GUIDE	<p>£8,925 p.a.x. + VAT and additional charges as noted.</p>

LEGAL COSTS

The ingoing tenant will be expected to contribute £500 + VAT towards the Landlord's legal costs in respect of preparation of the lease, in addition to the tenant's own costs if applicable.

VAT

Will Apply.

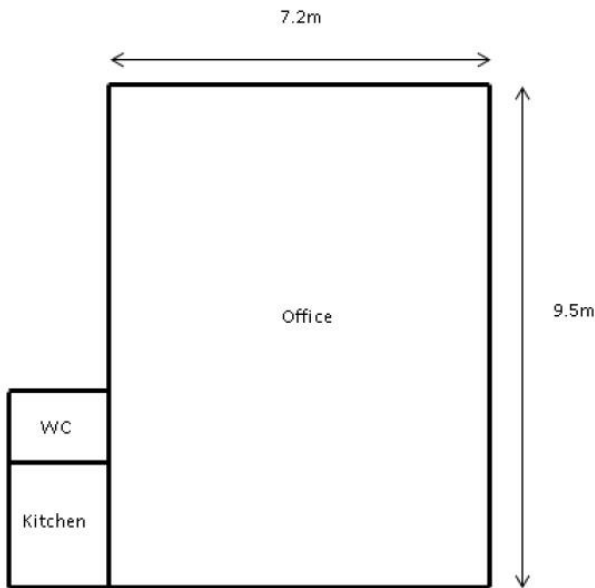
VIEWING

VERY STRICTLY by appointment and WITH DISCRETION via the agents, through whom all discussions and negotiations must be conducted.

REFERENCE

28012026/UNITKLBC-NEWCHURCH/29-Jan-26

LAYOUT PLAN



ADDITIONAL PHOTOS



SITE PLAN

