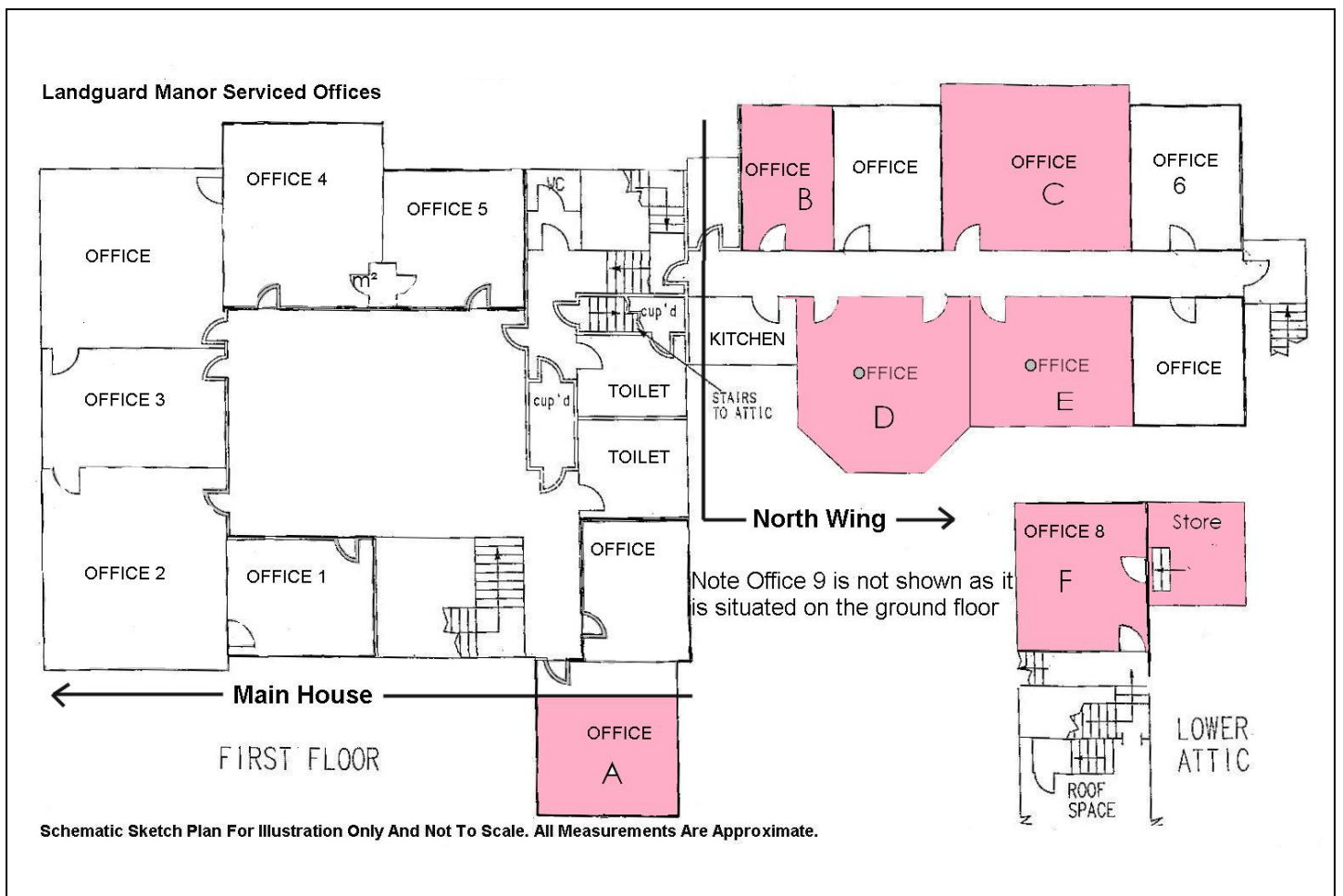


# Attractive Serviced Offices To Let



- Attractive serviced offices To Let within Landguard Manor, Shanklin
- Telephone and internet connection, designated parking, communal reception area and staff facilities
- Six well presented offices ranging from 11.2m<sup>2</sup> (121 ft<sup>2</sup>) to 30.4m<sup>2</sup> (328 ft<sup>2</sup>), 1 on the first floor in main building & 5 in the North Wing + Store
- New leases available on 'all inclusive' rents from **£3,412** per annum plus VAT



## LOCATION

Landguard Manor is set within its own grounds in the heart of Shanklin off Landguard Manor Road which leads North out of the town centre and has its own private driveway leading off. Shanklin itself is the most important town on the South Coast of the Island and forms part of the Shanklin-Lake-Sandown conurbation with a population of around 18,000. This is considerably boosted in the tourist season by visitors to the area.

## DESCRIPTION

An imposing mid-Victorian property set within landscaped gardens, formerly the home of the Atherley Family, the property was converted to office accommodation in recent years providing a total of 21 lettable units. Tenants will benefit from attractively decorated offices with telephone and internet access together with use of a communal entrance hall, reception area and staff facilities. In addition, on-site conference and dining facilities are available to tenants and are charged out on a session by session basis. Please see floor plan overleaf for further detail.

## TERMS

Available on Internal Repairing and Insuring terms of one to three years by way of a simple exchange of letters provided by the landlord. Inclusive rent to include business rates, utilities, security and cleaning. Tenants are responsible for telephone and internet charges. The rental for the smallest office (Attic in North Wing) of 11.2m<sup>2</sup> (121 ft<sup>2</sup>) is **£3,412.20** per annum. There are 5 further offices, 4 of which are in the North Wing with 1 office on the first floor in the main block. In addition there is an Attic Store area of 13.6m<sup>2</sup> (147 ftm<sup>2</sup>) at a rental of **£1,764** per annum. Please see floor plan and schedule of rents for further details.

## SCHEDULE OF OFFICE SIZES AND RENTALS

OFFICE	OFFICE SIZE	(ft <sup>2</sup> )	RENT – PCM	(P.A.)
Office A	285m <sup>2</sup>	(307.5ft <sup>2</sup> )	£768.75	(£9,225 p.a.)
Office B	12m <sup>2</sup>	(130ft <sup>2</sup> )	£305.50	(£3,666 p.a.)
Office C	25m <sup>2</sup>	(270ft <sup>2</sup> )	£634.50	(£7,614 p.a.)
Office D	30.4m <sup>2</sup>	(328ft <sup>2</sup> )	£770.80	(£9,246.60 p.a.)
Office E	17.8m <sup>2</sup>	(192ft <sup>2</sup> )	£451.20	(£5,414.40 p.a.)
Attic Office	11.32m <sup>2</sup>	(13.6ft <sup>2</sup> )	£284.35	(£3,412.20 p.a.)
Attic Store	13.6m <sup>2</sup>	(147ft <sup>2</sup> )	£147	(£1764 p.a.)

## VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434.

E: [gchambers@gullyhoward.com](mailto:gchambers@gullyhoward.com) or [dlucy@gullyhoward.com](mailto:dlucy@gullyhoward.com)

## UNIFORM BUSINESS RATE

Rateable Value: TBA

2024/2025: 54.6p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000.

Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

