



EXTENSIVE POTENTIAL B1 (OFFICE AND LIGHT INDUSTRIAL) ACCOMMODATION, CURRENTLY IN A SHELL FINISH, TO PROVIDE SOME 5,275FT² (490M²) G.I.A. EITHER AS A WHOLE OR SUB-DIVIDED ON NEW LEASES



**FIRST FLOOR
ACCOMMODATION
BLOCK D THE APEX
ST. CROSS BUSINESS PARK
NEWPORT
ISLE OF WIGHT
PO30 5WN**

The accommodation building is an integral part of The Apex Centre, which in itself occupies a prominent location within the popular St Cross Business Park, with near neighbours including Glanvilles LLP, Gurit, Southern Housing Group, Clinical Commissioning Group (NHS), Novum Law and RFEL, amongst others. The area of Newport is noted for modern office and production facilities and is just a short distance to the north of Newport Town Centre, giving ease of communication to the rest of the Island and the mainland via the Red Jet fast passenger ferry crossing to Southampton from Cowes a few miles to the North.

Newport itself is considered the commercial hub for the Island and as such is constantly busy. The building is of modern steel frame construction over two floors; however, the ground floor is previously let. The available accommodation and other details are as briefly set out overleaf.

RENTAL & SPECIFICATION GUIDES – OVERLEAF

Cont'd...

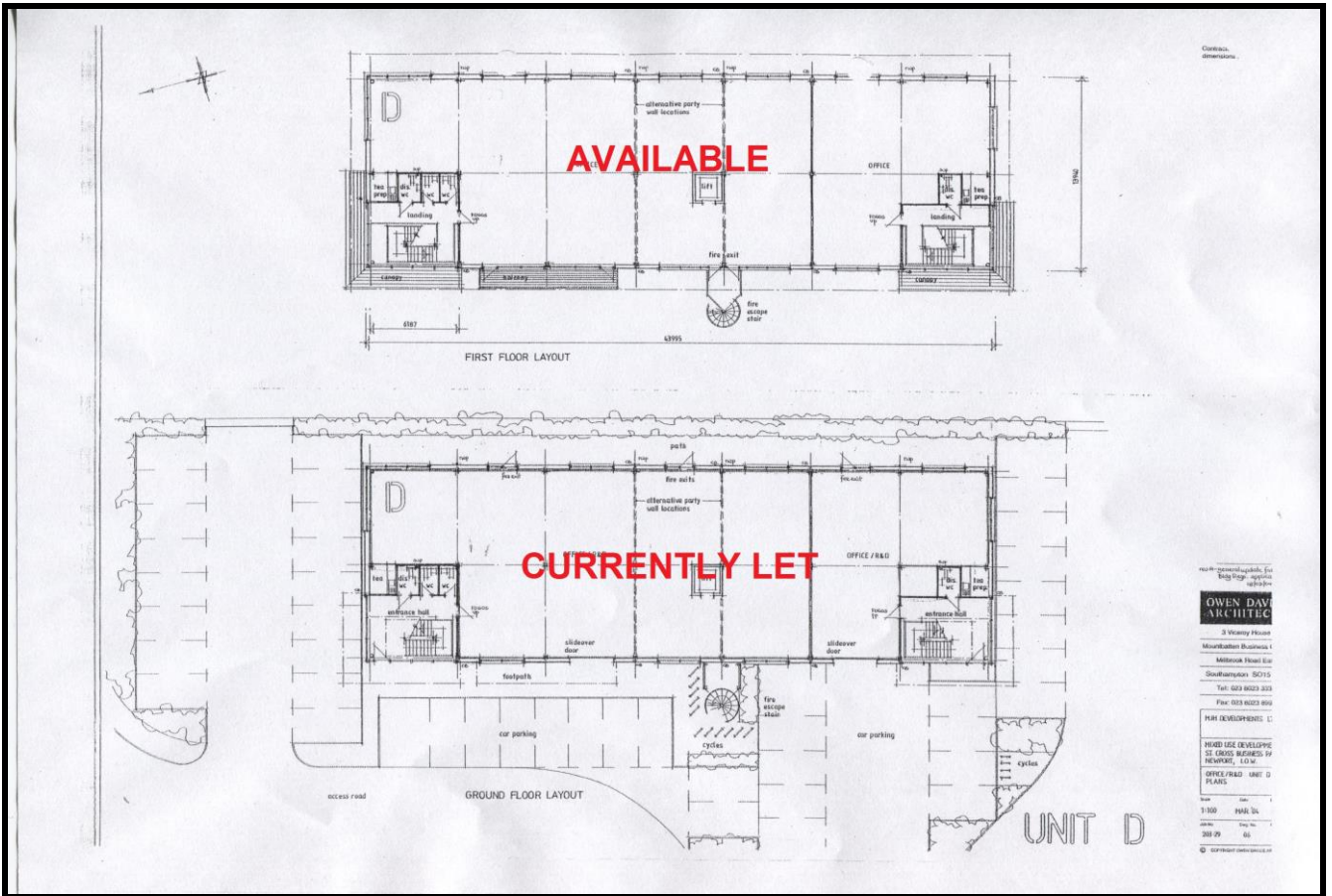
These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.
All measurements are approximate.

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

ACCOMMODATION	<p>Comprises the first floor of this detached building, overall of some 6,600ft² (613m²) to include the 'core' access arrangements. Therefore, it is envisaged that the eventual accommodation will provide, subject to final measure, some 5,275ft² (490m²) NIA.</p> <p>Please see the attached layout plan, for identification purposes only and not necessarily to scale. These plans are indicative with regards to the accommodation and facilities, and all measurements are taken from a plan, and therefore will be subject to a final measure. Sub-division of the accommodation can be considered, subject to terms.</p>
SPECIFICATION	<p>The accommodation is currently in a shell finish; however, our clients are prepared to consider a fit-out to specific requirements from the existing condition through to a fully finished Grade A office specification, again subject to terms.</p> <p>Parking allowance is, we understand, one space per 380 ft² (35.3m²) occupied.</p>
RATEABLE VALUE	To be reassessed. However, it is envisaged that certain subdivisions will result in rateable values that allow qualifying tenants to claim small business rates relief.
SERVICES	Water, electricity (3 phase), drainage and gas are all understood to be available. However, interested parties should check the availability and suitability of main services to their own satisfaction.
TENURE	Will be by way of new commercial lease arrangements, effectively on a full repairing and insuring basis. However, please note that a variable service charge will apply to cover external areas and car parking and may, in the event of certain configurations, cover the servicing of shared internal areas, such as the core stair and lift arrangements, if installed. The landlord will insure the building with the tenant to pay their appropriate portion of the premium.
RENTAL GUIDES	From £10.50 per ft ² (shell finish), up to £14.50 per ft ² (Grade A office finish, excluding air conditioning and media) with the eventual specifications of the accommodation subject to terms agreed. VAT will apply in respect of both rental and service charge.
LEGAL COSTS	Each party to bear their own.
VIEWING	VERY STRICTLY by appointment via the agents through whom all discussions and negotiations must be conducted.
REFERENCE	DVD1/BLOCKDAPEX/27-Sep-24

LAYOUT PLAN

N/B: This is for identification and layout purposes only.



ADDITIONAL PHOTOS

