

# SCOTCHER & CO

C O M M E R C I A L

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**A CHOICE OF THREE OFFICES WITHIN THIS CHARACTER BUILDING, ADJACENT TO NEWPORT TOWN CENTRE AND SUITABLE FOR A VARIETY OF OCCUPIERS – ALL OFFICES ARE AVAILABLE ON NEW LEASES**



**OFFICES AT EXCHANGE HOUSE  
ST CROSS LANE  
NEWPORT  
ISLE OF WIGHT  
PO30 5BZ**

Exchange House is situated in St Cross Lane, which is just off Crocker Street, in turn just to the north of the main retail centre of Newport, the Island's county town and administrative centre.

The offices are well-presented and are in the most part DDA compliant and are convenient to all local facilities. There is a choice available of office units to suit a variety of tenants, from start-ups to larger operations, and with parking available on site by separate negotiation.

## **RENTAL GUIDES - OVERLEAF**

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

<b>OFFICE 7</b>	Overall, offering some 1,615ft <sup>2</sup> (150m <sup>2</sup> ) net internal area, comprising a reception, three meeting rooms/offices, and an open-plan office space, plus its own kitchen and WC facilities.
<b>AGENT'S NOTES</b>	Office 7 could suit subdivision into two units, one comprising the reception, two offices and WC facilities, with access to shared kitchen facilities, and the other comprising the open-plan office, a private office and the kitchen facilities, with access to shared WC facilities elsewhere in the building. Each office's rental would then be calculated at £11,000 p.a.x. + VAT.
<b>OFFICE 2A</b>	Comprising four rooms in total offering some 592ft <sup>2</sup> (55m <sup>2</sup> ) NIA, benefiting from shared welfare facilities within the main body of Exchange House.
<b>OFFICE 4</b>	Comprising a reception area plus three offices, offering some 398ft <sup>2</sup> (37m <sup>2</sup> ) NIA, benefiting from shared welfare facilities.
<b>SERVICES</b>	Where appropriate, water, electricity and drainage are all connected. However, interested parties are advised to check the availability and suitability of main services to their own satisfaction. We understand that a service charge exists for care, control and cleaning of the shared and communal areas, to include water and drainage where appropriate. We are further advised that each unit is separately metered for electricity.
<b>AGENT'S NOTES</b>	Please note that any ingoing tenant will be required to put their own fire extinguisher contract in place. Car parking is available, by separate negotiation, calculated at £750 pa per space, plus VAT if applicable.
<b>RATEABLE VALUES</b>	Office 7- £15,000 (Est) / Office 2A - £6,500 (Est) / Office 4 – £2,850 (Act) UBR 2025/2026 @ 49.9p in the £. Applicants may wish to verify this information and any eligibility for small business rates relief with the Rating Office on 01983 823920.
<b>EPCs</b>	Office 7 – 'D' / Office 2a – 'E' / Office 4 – TBC.
<b>TENURE</b>	By way of a new commercial lease with, if appropriate, 3-yearly upward only rent reviews and otherwise terms by negotiation. The lease may be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II, and will effectively be on a full repairing and insuring basis, covered where appropriate by the service charge. The tenant will also be liable for their proportional share of the overall building's insurance premium.
<b>POSSESSION</b>	Upon legal completion.
<b>RENTAL GUIDES</b>	Office 7 – £22,000 p.a.x. + VAT for the whole. Office 2A - £6,500 p.a.x. + VAT Office 4 - £5,000 p.a.x. + VAT
<b>LEGAL COSTS</b>	The ingoing tenant will be expected to contribute towards the Landlord's reasonable legal costs in respect of a letting, if applicable.
<b>VAT</b>	We understand that VAT will apply in respect of both the rental and the service charge arrangements.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	25042025/EXCHANGE-HOUSE-OFFICES/25-Apr-25