



A VERY RARE OPPORTUNITY TO PURCHASE THE FREEHOLD OF THIS EXTENSIVE AND PURPOSE-BUILT HEADQUARTERS BUILDING WITHIN THE EVER-POPULAR RYDE BUSINESS PARK – ONLY AVAILABLE DUE TO OUR CLIENT’S RELOCATION.



**“THE GREEN HOUSE”
RYDE BUSINESS PARK
NICHOLSON ROAD
RYDE
ISLE OF WIGHT
PO33 1BD**



“The Green House” was originally constructed in two phases as our client expanded their Ryde-based operation, and offers excellent modern warehouse, office and associated accommodation, with ample on-site parking: the premises are economically managed and operated, and should be viewed to be fully appreciated.

Ryde Business Park remains extremely popular as a main commercial centre on the Island, situated on the outskirts of Ryde, which in itself is the second major town on the Island but with the largest residential catchment area of any. It enjoys a wide variety of facilities within its boundaries, including a busy pedestrianised High Street and the ever-popular beaches and Esplanade, plus the passenger ferry connections to Portsmouth and Southsea via Ryde Pier Head and the Esplanade.

Near neighbours to the property include the Royal Mail Sorting Office, Menzies Distribution, Sydenhams Building Trade Centre, and a variety of other national and independent trade counters, production and warehouse occupiers, plus Ryde Fire Station. Communications to the rest of the East Wight and beyond, including to the mainland, are straightforward. The building is of modern conventional construction, with further details as briefly outlined overleaf.

PRICE GUIDE - £2.9 MILLION

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	To provide as follows:
PHASE ONE	<p>Warehouse of 2,150ft² (200m²) GIA, benefiting from two good-height roller-shutter loading doors to the external yard and separate access.</p> <p>Ground floor offices and former fulfilment centre of some 10,070ft² (93.5m²) overall to incorporate five individual offices plus open-plan main accommodation, and to include a WC block with first aid room, plus a server room and lobby with lift to first floor.</p> <p>First floor offices of some 12,800ft² (1,189.1m²) overall, incorporating two separate stairwells and lift from the ground floor, plus WC block, and certain subdivisions to provide individual and administration offices plus server room.</p>
PHASE TWO	<p>With access to and from Phase One and adjoining, to provide the following:</p> <p>Ground floor main reception of some 960ft² (89.2m²), attractively appointed with a high ceiling, main revolving access door and supplementary personal door in, plus rear windows and glazed door overlooking the external grounds, plus an inner hall with staircase and lift to all three floors.</p> <p>The ground floor also incorporates the main canteen and adjoining fully-equipped kitchen, plus four additional meeting rooms.</p> <p>The first floor comprises the main landing, welfare facilities, server room, and main offices of some 3,900ft² (362.3m²) overall, to include the main office and associated internal demountable office partitions.</p> <p>The second floor accommodation is as per the first floor overall.</p> <p>Each floor comprises approaching 5,000ft² (464.51m²) overall.</p>
EXTERNAL	<p>“The Green House” stands in an extensive plot to incorporate ample car parking to the front and also to the north of Phase Two, with associated soft landscaping. Phase One benefits from its own service road in to the rear yard and warehouse.</p> <p>To the rear of Phase Two is a paved patio terrace and ‘meadow garden’, from which there are steps and a pathway down to an extensive forest woodland area, which is of real aesthetic and ecological benefit to the property.</p>
FLOOR/SITE PLANS	Available upon request to the agents, strictly for identification purposes only and not to scale.
AGENT’S NOTES	The premises benefit from a ground source heat pump, solar panels and rainwater harvesting system, cementing its status as an exceptionally environmentally-conscious and economic building.
RATEABLE VALUE	From April 2023 - £174,000 / UBR 2025/26 @ 55.5p in the £. Applicants may wish to verify this information with the IW Non-Domestic Rates Department on 01983 823920.
SERVICES	Water, electricity and drainage are all understood to be connected. Interested parties should check the suitability of main services to their own satisfaction.
EPC	‘C’ – Certificate Available (valid until 2034).
TENURE	Understood to be Freehold, held on three registered titles: IW36843, IW71692 and IW59778.
POSSESSION	Upon legal completion.
PRICE GUIDE	£2.9 million
LEGAL COSTS	Each party will bear their own legal and professional costs in respect of a sale.

VAT We are advised there is no VAT liability in respect of the sale of this property. Interested parties should always check the VAT status of any property to their own satisfaction.

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

REFERENCE 02062025/TheGreenHouse-Ryde/9-Jun-25

ADDITIONAL PHOTOS

A full gallery and larger copies of the below are available upon request.

