



EARLY INSPECTION IS STRONGLY ADVISED OF THIS EXCEPTIONALLY WELL-APPOINTED FIRST FLOOR OFFICE SUITE WITHIN THIS EVER-POPULAR BUSINESS PARK – NOW AVAILABLE ON A NEW LEASE.



**FIRST FLOOR OFFICE SUITE (WEST)
'BLOCK C' - THE APEX
MONKS BROOK
ST. CROSS BUSINESS PARK
NEWPORT
ISLE OF WIGHT
PO30 5XW**

Situated overlooking the main estate road, with near neighbours to include The Innovation Centre, Rheinmetall, Monks Brook Dental Practice, Pertemps Employment Agency, the NHS and French Franks, the unit is fitted out to an excellent modern specification within this lift-served building.

St. Cross Business Park is situated just to the north of the main Town Centre of Newport, which in turn is the County Town and administrative centre for the Island and, as such, is constantly busy. Newport is still considered the commercial hub for the Island, with a great many ongoing developments and commercial activities within its boundaries.

Connections are easy to the rest of the Island and to the mainland beyond via the various vehicle and passenger ferries, with most notably the Red Jet passenger service from Cowes to Southampton only a 10 minute drive away.

The Apex Block C is of modern steel frame construction, with further details as outlined overleaf.

RENTAL GUIDE - £19,250 P.A.X. + VAT

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

Situated at first floor and served by a central staircase and lift to a spacious landing shared with other occupiers within this section of the building. Overall, the unit measures off the main frontage of 44'4" to provide some 1,320ft² (122.6m²) net internal area.

In the main, the office area is open-plan, supplemented by a small meeting/interview room, and backed by a well-fitted WC/shower room, with entrance lobby and staff kitchen area. The premises also boasts a suspended ceiling with LED ceiling panel lighting, a further small store, an air conditioning unit where applicable and if required, a WiFi connection and main server box. A particular feature of the unit is a 'wraparound' private balcony, and the unit also benefits from 4 car parking spaces.

Please note that Scotcher & Co have not checked the serviceability of any fixtures, fittings and equipment, as it is the responsibility of the tenant to satisfy themselves in this regard.

RATEABLE VALUE

From April 2023 - £16,250. / UBR 2023/24 @ 49.9p in the £.

SERVICES

Water, electricity and drainage are all understood to be available. However, interested parties should always check the suitability of main services to their own satisfaction.

TENURE

Will be by way of a new commercial lease, within the security provisions of the Landlord & Tenant Act 1954, Part II, and expected to be on five-yearly increments and effectively on a full repairing and insuring basis, although service charges will be levied in respect of common areas within the building, and additionally in respect of site maintenance and landscaping. Otherwise, terms are by negotiation.

POSSESSION

Subject to legal completion and to surrender of the existing lease by the outgoing tenant, which will be simultaneous with the granting of a new lease term.

RENTAL GUIDE

£19,250 p.a.x. + VAT

VAT

Will Apply

LEGAL COSTS

Each party to bear their own.

VIEWING

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

REFERENCE

04062024/FIRSTFLOORSUITE-BLOCKCAPEX/5-Jun-24

ADDITIONAL PHOTOGRAPHS