

SCOTCHER & CO

C O M M E R C I A L

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EARLY INSPECTION IS STRONGLY ADVISED OF THIS REFURBISHED AND MODERNISED OFFICE/WORKSHOP FACILITY.



**“BARTON MANOR OFFICE”
BARTON MANOR ESTATE
EAST COWES
ISLE OF WIGHT
PO32 6LB**

Occupying an idyllic location within a private estate, just a short drive south of the Town Centre of East Cowes, with its wide variety of facilities, including the Red Funnel vehicle and passenger ferry service to Southampton on the mainland, the Island's only Waitrose supermarket, the popular and busy marina, the East Cowes Health Centre, plus a range of other commercial occupiers.

East Cowes continues to grow and develop as a town, both residentially and commercially, and has in recent years become one of the most popular locations on the Island for upcoming businesses.

Barton Manor Estate is beautifully located, and the subject property is a sympathetically restored and modernised outbuilding that could suite a wide variety of uses, ranging from offices through to storage, some retail, and even very light engineering, subject to any necessary consents (including Landlord's consent).

The accommodation comprises four inter-communicating offices, backed by kitchen and WC facilities. Further details are as briefly outlined overleaf.

RENTAL GUIDE - £14,750 P.A.X. Subdivision by negotiation.

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

LOCATION	Within the stunning grounds of Barton Manor Estate, a short drive to the south of East Cowes Town Centre, and giving excellent and easy communications by road to the rest of the Island.
ACCOMMODATION	<p>Comprising a modernised and sympathetically-converted building, made up of four inter-communicating offices, respectively measuring 20' x 14'1", 20' x 21'1", 20' x 20'8" and 20' x 16', to provide in total some 1,442ft² (133.78m²) net internal area.</p> <p>The accommodation is backed by a kitchen/staff facility, measuring some 9'7" x 7'6", and adjoining ladies and gents WC facilities, and is warmed by a radiator system provided by Groundsells Heating.</p> <p>Adjoining the property is the potential for further storage facilities, comprising three rooms providing in total approximately 475ft² (44m²) gross internal area, available if required by separate additional negotiation.</p>
SUBDIVISION	By negotiation and subject to appropriate terms, if an applicant requires less space than is currently on offer. The recommended subdivision would be to split the unit in half, but other configurations can be considered.
EXTERNAL	On-site car parking by negotiation.
ACCESS	Either via the main estate entrance or via a secondary estate road from the main thoroughfare.
AGENT'S NOTES	Applicants are asked to note that the expectation is that any occupier will not cause any noise or excessive vehicle movements on site, as the property sits within a private estate and is close to holiday lets and other buildings.
RATEABLE VALUE	With effect from April 2026 – Not Listed / UBR 2026/2027 @ 38.2p in the £. To be reassessed upon occupation. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.
SERVICES	Water, electricity and drainage are all understood to be connected where appropriate. Interested parties should always check the availability and suitability of main services to their own satisfaction.
EPC	'B' – Certificate Available.
TENURE	Will be by way of a new commercial lease or leases, effectively on a full repairing and insuring basis with, if appropriate, three-yearly upward-only rent reviews. The Landlord will insure the building, with the tenant to pay their appropriate share of the building's insurance premium, and the tenant will be responsible for their own contents and Public Liability insurance cover. Other terms by negotiation; however, the Landlord reserves the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£14,750 p.a.x. (Subdivision and associated rental by negotiation.)
LEGAL COSTS	The ingoing tenant will be expected to contribute to the Landlord's reasonable legal costs in respect of a new lease, whether or not they proceed to completion once solicitors are instructed.
VAT	We are not aware of any VAT liability in respect of these premises; however, the Landlord reserves the right to charge VAT should circumstances require in the future. Interested applicants should always check the VAT status of any property to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment and the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	03032025/BMOffice-EastCowes/28-May-26