



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



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

Situated in Apex Block C, which overlooks the main estate road, with near neighbours to include The Innovation Centre, Rheinmetall, Monks Brook Dental Practice, 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.

This office suite is available either by way of assignment of an existing lease or possibly by way of a new tenancy arrangement, subject to terms, with further details as outlined overleaf.

**PASSING RENTAL - £11,030 P.A.X. + VAT  
and site service charge.**

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

<b>ACCOMMODATION</b>	<p>Approached via a shared ground floor entrance lobby with an easy staircase and passenger lift to the first floor corridor, leading to...</p> <p><u>Office Suite:</u> Measuring some 41'4" deep x 19'10" overall, to provide in total some 821ft<sup>2</sup> (76.3m<sup>2</sup>), currently incorporating a meeting room with adjoining DDA-compliant WC facility and kitchenette/staff facility.</p> <p>The remainder of the accommodation is a spacious main office, and it benefits from electric wall-mounted convector heaters, a suspended ceiling with LED light panels, and it should be viewed to be fully appreciated.</p> <p><b>N/B:</b> Scotcher &amp; Co have not checked the serviceability of any fixtures and fittings: it is the responsibility of the tenant to satisfy themselves in this regard.</p>
<b>EXTERNAL</b>	On site car parking (4 spaces) is designated to the unit.
<b>EPC</b>	TBC – Being Commissioned.
<b>RATEABLE VALUE</b>	<p>From April 2023 - £12,500 / UBR 2025/26 @ 49.9p in the £.</p> <p>Providing the tenant qualifies, the unit qualifies for some small business rates relief. Applicants should always verify this information, and their eligibility for relief schemes, by phoning the IW Non-Domestic Rates Department on 01983 823920.</p>
<b>SITE SERVICE CHARGE</b>	Will apply in respect of communal areas of the building and also on a proportional basis in respect of care, maintenance and control of St. Cross Business Park itself.
<b>SERVICES</b>	Water, electricity and drainage are all understood to be connected. However, interested parties should always check the availability and suitability of main services to their own satisfaction.
<b>TENURE</b>	Either by way of an assignment of the existing lease, being the balance of a 5 year term from 8 <sup>th</sup> June 2023 or alternatively it may be possible to negotiate a new lease term with the Landlords, subject to terms. A copy lease can be made available to bona fide applicants and their professional advisors upon request.
<b>POSSESSION</b>	Upon legal completion.
<b>PASSING RENT</b>	£11,030 p.a.x. + VAT and site service charge.
<b>VAT</b>	Will Apply
<b>LEGAL COSTS</b>	Each party to bear their own. However, the ingoing tenant may be required to contribute towards the Landlord's costs in respect of an assignment of the existing lease or provision of a new arrangement.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	05092025/FIRSTFLOORSUITE-BLOCKCAPEX/5-Sep-25

