

SCOTCHER & CO

C O M M E R C I A L

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A RARE OPPORTUNITY HAS ARISEN, DUE TO THE CURRENT OCCUPIERS RELOCATION PLANS, TO NEGOTIATE A NEW LEASE OR POSSIBLY A PURCHASE OF THIS EXTENSIVE WAREHOUSE/PRODUCTION UNIT WITHIN SOMERTON INDUSTRIAL/BUSINESS PARK.



**“DALLIMORE HOUSE”
SOMERTON INDUSTRIAL/BUSINESS PARK
OFF NEWPORT ROAD
COWES
ISLE OF WIGHT
PO31 8PB**

Located just to the south of the main Town Centre of Cowes, within the ever-popular Somerton Industrial/Business Park, is this unusual and extensive warehouse/production unit available to lease or possibly purchase.

Cowes itself is known globally as a marine centre, and a popular harbour town, home to a number of maritime industries and facilities, and of course the town is equally famous for its Regatta season, including Cowes Week and the annual Cowes Torquay Powerboat Race.

The property itself is central to the main estate, and is of older-style clear-span construction, benefiting from designated car parking/yard, and suitable for a variety of occupiers, subject to any necessary consents. Further details are as briefly outlined overleaf.

**RENTAL GUIDE - £80,000 P.A.X.
PRICE ON APPLICATION**

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

GROUND FLOOR	Incorporating a main office/reception of some 40' x 35'9", backed by a 'training room' of some 15'6" x 11'1" and an adjacent canteen of some 23'7" x 25', including kitchen area and two WC facilities.
FIRST FLOOR	At first floor level above the offices are a range of further offices and storerooms.
MAIN WAREHOUSE	Measures overall some 275' x 63'10", partially subdivided and incorporating a former reception area and two WC facilities. The GIA of the main warehouse is approaching 30,000ft ² (2,787m ²), supplemented by a part mezz-deck providing a further approx. 6,400ft ² (594.6m ²).
EXTERNAL	The premises benefit from a designated yard/parking area, measuring some 110' x 106', i.e. about 11,730ft ² (1,090m ²).
RATEABLE VALUES	With effect from April 2026 – £86,000 UBR 2025/26 @ 49.9p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.
EPC	TBC – Being Commissioned.
SERVICES	Water, electricity and drainage are all understood to be connected. Interested applicants should always check the availability and suitability of main services to their own satisfaction.
TENURE	Will either be by way of a new effectively full repairing and insuring lease, with the Landlord to insure the building and the tenant to be recharged their share of the premium, and with if appropriate third anniversary upward-only rent reviews and the Landlord may reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation. Alternatively, our client may consider a sale of the property.
RENTAL GUIDE	£80,000 p.a.x.
PRICE GUIDE	On Application.
POSSESSION	The current lease expires in September 2026. However, subject to any agreed earlier arrangement, vacant possession may be available sooner, subject to legal completion.
LEGAL COSTS	In the event of a lease being granted, the tenant may be expected to contribute towards the Landlord's reasonable costs in this matter, if applicable. In respect of a sale, each party will bear their own legal and professional costs.
VAT	TBC.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH ABSOLUTE DISCRETION</u> , please, via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	20032026/DallimoreHouse-Cowes/20-Mar-26