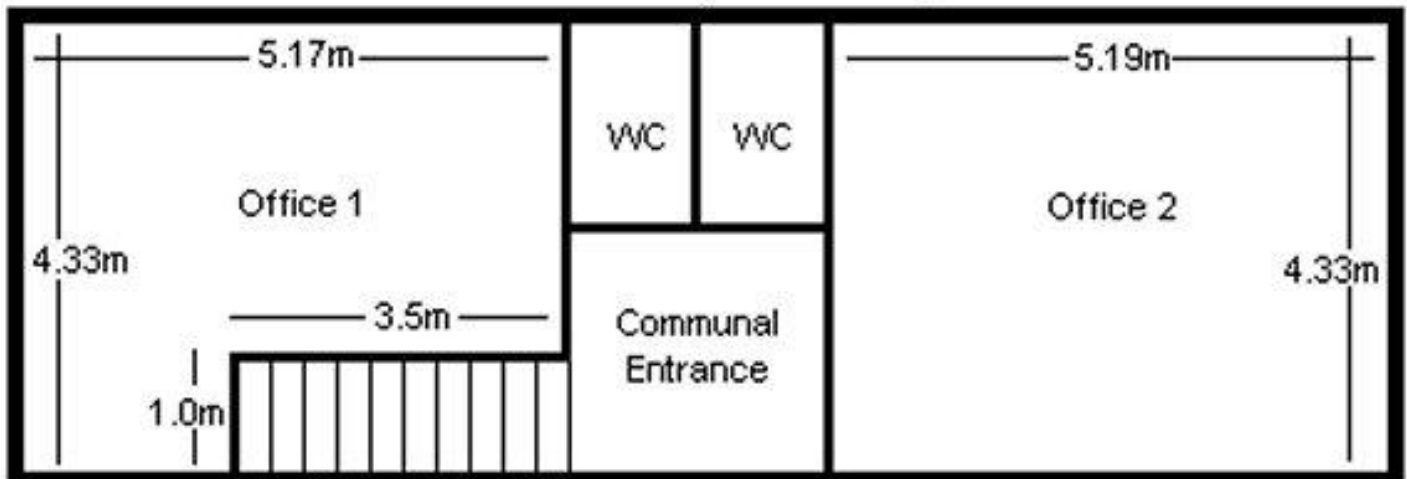


WELL-PRESENTED OFFICE SPACE WITH PARKING



- Purpose built first floor offices in the very popular Nicholson Road Business Park, Ryde.
- Office 1 runs to approx. 18.4m² (198ft²). Office 2 runs to approx. 21.9m² (236ft²)
- Both offices have two allocated parking spaces
- Office 1 offered at **£85 + VAT** per week and office 2 at **£90 + VAT** per week. References required

First Floor Offices Parkway Joinery Ryde Business Park
Nicholson Road Ryde Isle Of Wight



Schematic Sketch Plan For Illustration Only And Not To Scale. All Measurements Are Approximate

LOCATION

The two offices are on the first floor, in a building occupied by Parkway Joinery which enjoys a highly visible corner proposition on the Ryde Business Park in Nicholson Road situated amongst a variety of occupiers including Sydenhams, City Plumbing, Travis Perkins, Woods Trade Supplies and Royal Mail. Ryde Business Park is in easy reach of Ryde by vehicle and fast passenger links to the mainland. Ryde is one of the largest towns on the Island with a residential population of circa: 25,000.

DESCRIPTION

First floor offices both benefitting from their own private WC and both having their own kitchenette facilities. Both offices have parking for 2 vehicles each and enjoy 24/7 access. Office 1 runs to approx. 18.4m² (198ft²). Office 2 runs to approx. 21.9m² (236ft²). Please see floor plan overleaf for details.

TERMS

Office 1 is offered for a new lease at **£85 + VAT** per week (**£368 + VAT** per month) and office 2 at **£90 + VAT** per week (**£390 + VAT** per month). This rent includes water and electricity costs. References will be required

UNIFORM BUSINESS RATE

Rateable Value: Office 1 - £1,825. Office 2 - £1,600

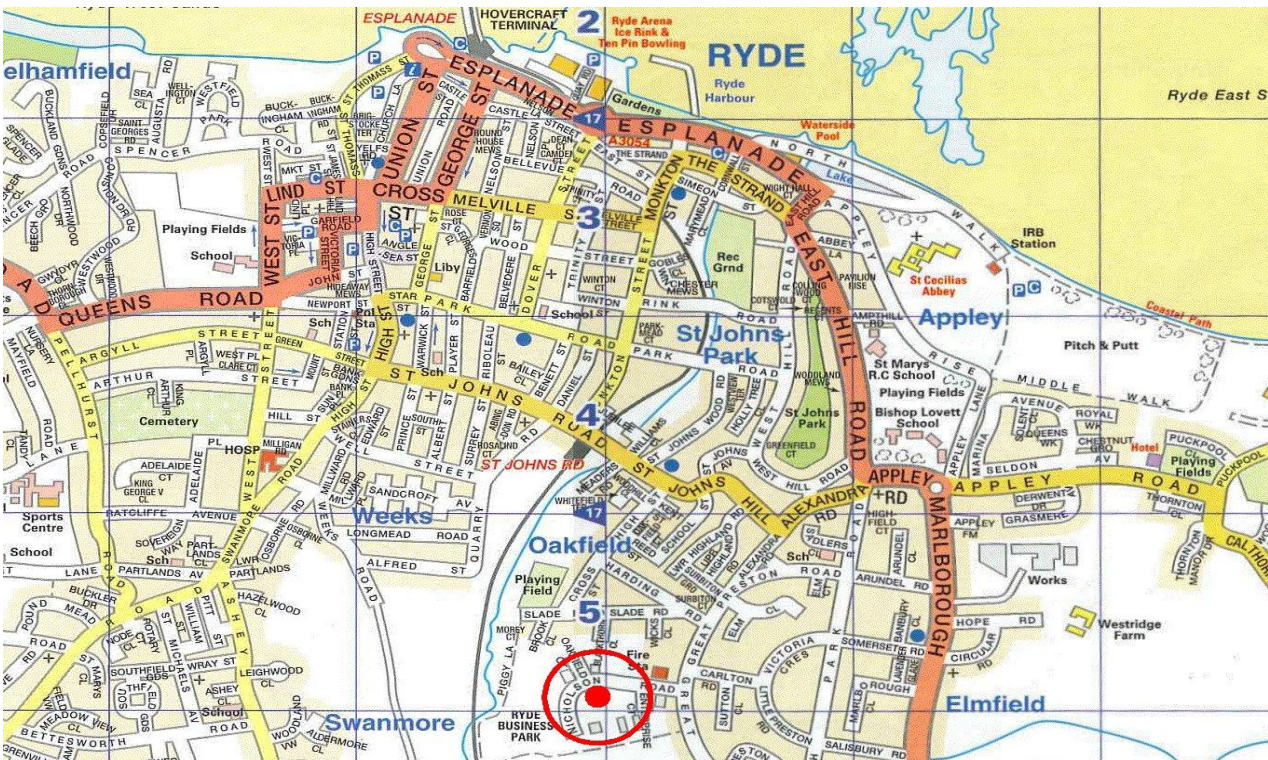
2024/2025: 54.6p without small business relief. Interested parties should make their own enquiries of the Isle of Wight Council to confirm any rate liability or rate concession that may be applicable by telephoning Business Rates on 01983 821000

VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 11 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Call Gavin Chambers or Dot Lucy on 01983 301 434.

E: gchambers@gullyhoward.com or dlucy@gullyhoward.com

UNDER NO CIRCUMSTANCES SHOULD ANY DIRECT APPROACH BE MADE TO ANYONE AT THE PROPERTY, AS THEY WILL BE UNABLE TO ASSIST WITH ANY ENQUIRIES



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

