



AN IMPORTANT AND PROMINENT FREEHOLD COMMERCIAL INVESTMENT, LONG ESTABLISHED IN THE PROVISION OF HIGH-SPECIFICATION SERVICED OFFICE SPACE – AVAILABLE NOW TO PURCHASE



**“THE INNOVATION CENTRE”
MONKS BROOK
ST. CROSS BUSINESS PARK
NEWPORT
ISLE OF WIGHT
PO30 5WB**



- Approx. 20,000ft² GIA over two floors.
- Extensive, well-maintained site and parking.
- Income-producing solar panels on the roof included within the sale.
- Excellent modern business park location; easy Island-wide communications.
- c. 15 minutes' drive from Red Jet hi-speed ferry service, and c. 20 minutes' drive to the East Cowes Red Funnel vehicle ferry terminal.
- The Innovation Centre generally enjoys 100% occupancy: up-to-date tenancy schedules and income figures can be made available.
- Well-maintained and appointed accommodation.

PRICE GUIDE - £2 MILLION + 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

LOCATION

Very well-placed as one of the original buildings within St. Cross Business Park, which in turn is at the heart of one of the Island's main commercial areas on the northern outskirts of Newport.

Newport itself is the commercial hub for the Island, and St. Cross Business Park is home to a wide variety of occupiers including Johnson Electrical, NHS Solent, Glanvilles Damant Legal Services, Southern Housing Group, Gurit, Vestas, the CCG, RFEL, French Franks Café, and many others.

The location provides for excellent communications to the rest of the Island, and to the mainland beyond via the various vehicle and passenger ferry connections at Yarmouth, Cowes, East Cowes, Fishbourne and Ryde.

THE PREMISES

Is of modern steel-framed construction with brick and glazed elevations under a profile-clad roof, and measures some 18.5m (61') deep x 48m (157'6") wide, to provide over two floors a gross internal area of some 19,200ft² (1,776m²).

The accommodation is subdivided into individual offices and a small meeting room, which – having undergone a recent refurbishment programme – all offers modern, attractive and comfortable arrangements for tenants.

N/B: The measurements quoted are taken from an original construction plan; therefore, interested applicants are advised to check these, if required, to their own satisfaction.

EXTERNAL

The premises occupies an elevated location within an extensive site, providing currently for some 70 vehicle parking spaces, with potential for possible extension of the main building, if required, and possibly the installation of electric vehicle charging points.

Interested purchasers are asked to note that the income-producing solar panel installations on the main roof are included in the sale.

FLOOR/SITE PLANS

Attached and strictly for identification purposes only.

OPERATION

The Innovation Centre benefits from an excellent on-site management team, with a shared manned reception area. The accommodation is modern, well-kept, and lift-served, and each floor has its own welfare facilities and shared kitchen areas, with the offices and meeting rooms arranged either side of a wide central corridor.

The Innovation Centre offers specifically-designed modern, efficient and flexible workspace, to include furnished serviced offices and meeting rooms, in addition to workspace units and virtual tenancies. A schedule of current occupier and

tenancies can be provided to interested parties and/or their professional advisors, upon request.

The accommodation for tenants is effectively offered on an all-inclusive basis, with on-site IT and telecoms technology, and other services, and for many years has proved very popular with occupiers.

INCOME/EXPENDITURE	An up-to-date schedule is available, but only to interested applicants and/or their bona fide professional advisors, who may be required to agree and sign an NDA/confidentiality notice prior to any information being released.
RATEABLE VALUE	We understand that although the individual offices and accommodation are rated individually, business rates are included in the rent and therefore currently payable by the Landlord. We understand, however, that the Landlord is able to apply for and claim small business rates relief on behalf of the tenants, as part of the management process.
SERVICES	Water, electricity and drainage are all understood to be connected. Gas is also connected – the premises benefits from gas-fired central heating. Shared IT hub, if required, and the premises enjoys super-fast fibre broadband into the building. However, interested parties should always check the availability and suitability of main services to their own satisfaction.
EPC	'B' - Certificate Available – valid until December 2032.
TENURE	Overall understood to be Freehold.
POSSESSION	Subject to legal completion and to any existing tenancies or agreements in situ.
PRICE GUIDE	£2 million.
YIELD	Can be discussed, with income figures and other information supplied to bona fide interested applicants or their professional advisors, subject to signature of a confidentiality statement.
LEGAL COSTS	Each party to bear their own.
VAT	Will Apply. However, we are advised that if the purchaser is VAT registered and opts to tax the land prior to completion, the sale can be dealt with by way of transfer of a going concern, and therefore would not be subject to VAT.
VIEWING	<u>VERY STRICTLY</u> by appointment and <u>WITH ABSOLUTE DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	21112025/TheInnovationCentre-Newport /3-Dec-25

SITE & FLOOR PLANS

Larger electronic copies available upon request.



ADDITIONAL PHOTOS

Further photos are available upon request.

