

## 2 FIRST FLOOR OFFICES WITH PARKING



- Very smartly presented serviced offices in Fortis House on the outskirts of Ryde
- Unit 8 runs to 26.47m<sup>2</sup> (285ft<sup>2</sup>) and benefits from two designated parking spaces. Unit 11 runs to 14.2m<sup>2</sup> (153ft<sup>2</sup>) with one parking space
- Close to Tesco Extra, McDonalds, Busy Bee and facing the main arterial road from Ryde to Brading, Sandown, Lake and Shanklin
- Unit 8 available at **£7,200pa** + VAT. Unit 11 available at **£4,500pa** + VAT, both with a minimum lease term of one year

FLOOR PLAN OR OTHER IMAGES GO HERE

## LOCATION

Located within Fortis House, a prestigious and sought after office block facing Brading Road, the main link road between Ryde and the Sandown, Shanklin, Lake conurbation and close to Tesco Extra, McDonalds and Busy Bee Garden Centre. The main town of Ryde is a short drive away with a population of around 25,000 and provides fast Catamaran and Hovercraft links to Portsmouth and Southsea and a bus terminus with connections to the whole Island. Peacocks, WH Smith, Costa Coffee, Card Factory, Specsavers, Superdrug, The Works, Poundland, JD Wetherspoon and Dominos all operate within the town together with an eclectic mix of small shops, cafes, bars and restaurants.

## DESCRIPTION

First floor, air-conditioned offices with LED lighting. Tenants have access to all communal areas that include a reception area, kitchen, toilets, and an air-conditioned conference room (at no extra charge). The building is DDA compliant with wheelchair access to both floors via passenger lift and benefits from CCTV, secure access and individually set and monitored office security alarm.

Unit 8 runs to 26.47m<sup>2</sup> (285ft<sup>2</sup> with two designated parking spaces. Unit 11 runs to 14.2m<sup>2</sup> (153ft<sup>2</sup>) with one designated parking space. Please see photographs and floor plan overleaf for further details

## TERMS

Office 8 available with a minimum lease term of one year at **£7,200** per annum.

Office 11 available with a minimum lease term of one year at **£4,500** per annum.

No deposit required. The rent which includes Gas, Water and Electricity costs to be paid quarterly in advance on the usual quarterly days.

VAT is chargeable on the rent at the prevailing rate

## UNIFORM BUSINESS RATE

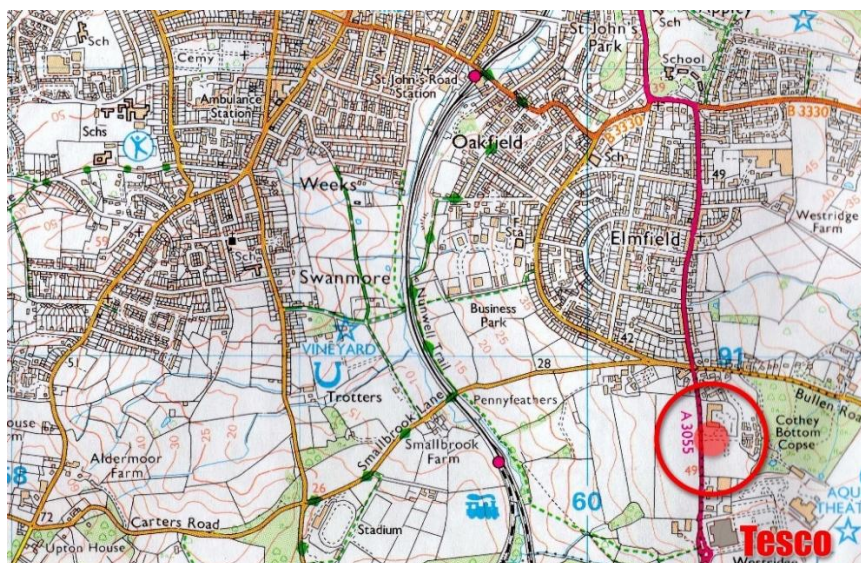
Rateable Value: TBA

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](mailto:gchambers@gullyhoward.com) or [dlucy@gullyhoward.com](mailto:dlucy@gullyhoward.com)



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