

SCOTCHER & CO

C O M M E R C I A L

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**SITUATED ON THE OUTSKIRTS OF COWES AND AVAILABLE NOW ON A NEW LEASE
IS THIS PRODUCTION/WAREHOUSE UNIT OFFERING SOME 4,000FT² (372M²) GROSS
INTERNAL AREA.**



**UNIT 3 THREE GATES
INDUSTRIAL ESTATE
THREE GATES ROAD
COWES
ISLE OF WIGHT
PO31 7UT**

Cowes itself is an ever-popular coastal town on the northern tip of the Island, noted worldwide for its marine industries and activities, including the ever-popular Cowes Week and other Regattas during the main seasonal months. Cowes is popular year-round with residents, and trade is boosted considerably for commercial occupiers during the seasonal months by visitors.

Communications to the mainland are also readily available via the Red Jet Hi-Speed passenger service from Cowes to Southampton.

Three Gates Industrial Estate is home to a variety of occupiers, with near neighbours in the area including Esplanade Garage and its main vehicle dealerships, Aldi, Bookers, and Liz Earle Cosmetics, amongst others.

The property itself is effectively semi-detached and of traditional clear-span construction, with further details as briefly outlined overleaf.

RENTAL GUIDE - £26,000 P.A.X.

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

THE UNIT	Measures some 48'5" wide x 90'6" overall, to provide some 4,000ft² (372m²) gross internal area. Internal structures include a modern fitted kitchen, with adjoining cloakroom incorporating two shower cubicles and ladies and gents WC facilities, plus an entrance lobby/reception with storage cupboard. Also incorporated is an 'office pod', subdivided into three units and measuring externally some 28'10" x 16'4". The property benefits from a concrete floor throughout, two fire exits, a concertina-style metal main loading door and adjoining personal door.
EXTERNAL	Parking by arrangement on site.
PLANNING	Interested applicants are advised to make their own planning enquiries via the IW Planning Unit on 01983 823552, if applicable. Please note that Landlord's consent will also be required for appropriate uses.
RATEABLE VALUE	With effect from April 2026 - £16,500. UBR 2026/27 @ 38.2p in the £. Interested applicants can verify this information and any applicable relief, if available, with the Rating Office on 01983 823920.
EPC	TBC – Being Commissioned.
SERVICES	Water, electricity and drainage are all understood to be connected. We understand that there may be a gas supply available if required. Interested parties should always check the suitability and availability of main services to their own satisfaction.
TENURE	Will be by way of a new commercial lease with, effectively on a full repairing and insuring basis with the Landlord to insure the building and the tenant to pay their share of the premium. The tenant will be expected to provide their own contents and Public Liability insurance, to include the glazing where appropriate. Otherwise, the lease may include third anniversary upward-only rent reviews, and our client may reserve the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.
POSSESSION	Upon legal completion.
RENTAL GUIDE	£26,000 p.a.x.
LEGAL COSTS	Our client may provide their own lease documentation, which would negate the need for legal costs on both sides. However, if solicitors are involved then our client will expect the tenant to contribute towards their legal costs, whether or not the tenant then proceeds to completion once solicitors have been instructed.
VAT	We are not aware of any VAT liability in respect of this property. However, interested parties should always check the VAT status of any property to their own satisfaction.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, please, through whom all discussions and negotiations must be conducted.
REFERENCE	15052026/U3ThreeGatesIndEst-Cowes/15-May-26