

# SCOTCHER & CO

C O M M E R C I A L

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**AVAILABLE NOW ON A NEW LEASE IS THIS SIZEABLE WAREHOUSE/WORKSHOP FACILITY IN THE HEART OF RIVERWAY INDUSTRIAL ESTATE.**



**WAREHOUSE/PRODUCTION UNIT  
WESTERN PART OF MEDINA FOODSERVICE SITE  
RIVERWAY  
NEWPORT  
ISLE OF WIGHT  
PO30 5UX**

Forming an integral part of the overall site and buildings, which are noted for B8 Storage & Distribution uses in particular, the site itself overlooks the roundabout linking the main thoroughfare of Riverway with Manners View, which leads in turn to Dodnor Trading/Industrial Estate, just to the north of the County Town and administrative centre of Newport.

The estates combined are home to a wide variety of local and national traders alike, and offer excellent Island-wide communications by road, plus to the various vehicle ferry ports in all directions.

The town is generally considered the commercial hub for the Island and, as such, is constantly busy, and units of this size and nature are very rarely available, therefore early interest is encouraged.

Forming the corner section of the western part of the main building, which we believe was originally constructed in the 1960s and has been re-roofed in recent years. Further details are as briefly outlined overleaf.

**RENTAL GUIDE – £67,500 P.A.X. + site service charge  
(VAT Will Apply)**

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

<b>THE UNIT</b>	<p>Is approached via the service yard from the roundabout, and currently offers the following:</p> <p>Measuring some 111' deep x 108' wide, and being in part L-shaped, to provide some 9,445ft<sup>2</sup> (877.54m<sup>2</sup>) gross internal area. The unit benefits from an eaves height at the front of about 20'6" and up to about 26'9" at the rear. The unit features a full height roller-shutter door with personal door/fire exit, second smaller roller-shutter door + external canopy over.</p> <p>Additionally, there are two smaller roller-shutter doors on to a raised loading bay, if required. The unit also benefits from an office pod with staff and WC facilities.</p>
<b>EXTERNAL</b>	<p>Yard and parking running the length of the unit, featuring some 9 either operational or potential electric vehicle charging points, the suitability of which must be checked by the ingoing tenant to their own satisfaction. Please note that access is required for vehicles etc. to the adjoining unit to the rear.</p>
<b>RATEABLE VALUE</b>	<p>With effect from April 2023 - £49,250.          UBR 2025/26 @ 49.9p in the £.          Applicants may wish to verify this information with the Rating Office on 01983 823552.</p>
<b>SERVICES</b>	<p>Water, electricity and drainage are all understood to be connected. However, interested parties should always check the availability and suitability of main services to their own satisfaction.</p>
<b>EPC</b>	<p>TBC – Being Commissioned.</p>
<b>TENURE</b>	<p>By way of a new commercial lease with terms by negotiation. However, the lease may potentially be excluded from the security provisions of the Landlord &amp; Tenant Act 1954, Part II. Otherwise, the lease will incorporate three-yearly, upward-only rent reviews, if appropriate, and will be granted effectively on a full repairing and insuring basis, in that the property is to be returned upon expiry of the lease in no different or worse condition than at the outset.</p> <p>The Landlord will insure the building, with the tenant to pay their share of the annual premium. An on-site service charge applies, details of which can be supplied if required.</p>
<b>POSSESSION</b>	<p>We understand the current lease expires on 27<sup>th</sup> May 2026, therefore possession is subject to this and to completion of legal documentation.</p>
<b>RENTAL GUIDE</b>	<p>£67,500 p.a.x. + site service charge.</p>
<b>SERVICE CHARGE</b>	<p>A service charge will apply to cover certain shared and external requirements and repairs – details are available upon request.</p>
<b>LEGAL COSTS</b>	<p>The ingoing tenant will be expected to contribute towards the Landlord's legal costs in this matter, whether or not it proceeds.</p>
<b>VAT</b>	<p>Will Apply.</p>
<b>VIEWING</b>	<p><u>VERY STRICTLY</u> by appointment and <u>WITH ABSOLUTE DISCRETION</u> via the agents, through whom all discussions and negotiations must be conducted.</p>
<b>REFERENCE</b>	<p>02122025/WesternWarehouse-Newport /10-Dec-25</p>

**SITE PLAN**



**LAYOUT PLAN**

