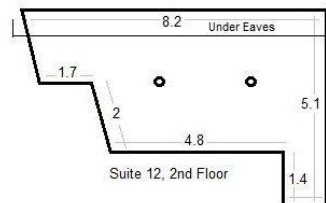


# VARIETY OF OFFICE SUITES TO LET, NEWPORT CENTRE



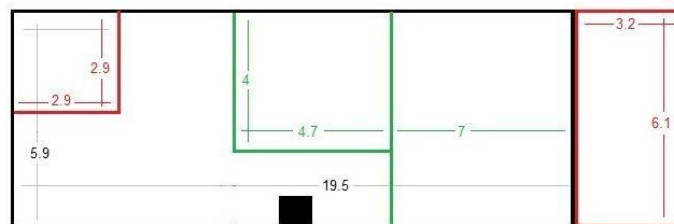
- 5 Office Suites available at this popular location each of a different size
- Office suites ranging in size from 27.2m<sup>2</sup> (292 ft<sup>2</sup>) to 159m<sup>2</sup> (1,720 ft<sup>2</sup>)
- Well-appointed and up-to-date office space close to the centre of Newport some with dedicated parking spaces
- Available by way of new leases with rents starting from **£115** per week to **£288** per week including service charge



Mill Court Office, Newport IOW  
Schematic sketch plan for illustration only and not to scale.  
All measurements are approximate and are in metres



Suite 14, 3rd Floor



Suites 19 (Top Fl), 18, 2nd Floor, 17, 1st Floor

- Key
- Suite 19 Open Plan
  - Suite 18 Partitions
  - Suite 17 Partitions & extra office

## LOCATION

Located close the centre of Newport, the Island's County town just off Coppins Bridge roundabout and adjacent to the Cinema Complex putting the offices within easy reach of the of Ryde, Sandown and Shanklin. The immediate population of Newport is around 25,000 with a catchment of around 60,000 when operating as the comparison-shopping centre for the entire Island population of around 130,000. Continued investment in the town from Starbucks, J D Wetherspoon, Pandora and most recently from Prezzo Restaurants, ensures its importance as a retail and leisure centre.

## DESCRIPTION

There are five office suites currently available ranging from 27.2m<sup>2</sup> (292 ft<sup>2</sup>) to 159.8m<sup>2</sup> (1,720 ft<sup>2</sup>) NIA. All offices present well in a modern and fresh style and benefit from Cat 5 lighting, wiring etc.

Suite 12 Located on the Second Floor. Size 27.2m<sup>2</sup> (292 ft<sup>2</sup>). Rent **£6,000** per annum including service charge

Suite 19. Located on the Top Floor. Size 120.9m<sup>2</sup> (1,301 ft<sup>2</sup>). Rent **£12,500** per annum including service charge with 2 allocated parking spaces

Suite 17. Located on the First Floor. Size 129m<sup>2</sup> (1,394 ft<sup>2</sup>) Rent **£14,000** per annum including service charge with 2 allocated parking spaces

Suite 18. Located on the Second Floor. Size 103m<sup>2</sup> (1,109 ft<sup>2</sup>). Rent **£12,500** per annum including service charge with 2 allocated parking spaces.

Suite 16 is on the Ground Floor and fully DDA compliant. Size approx. 159.8m<sup>2</sup> (1,720 ft<sup>2</sup>). Rent **£15,000** p.a. with 2 allocated parking spaces

## TERMS

Available by way of New Leases from **£115** per week to **£288** per week (**£4,992** pa to **£15,000** pa)

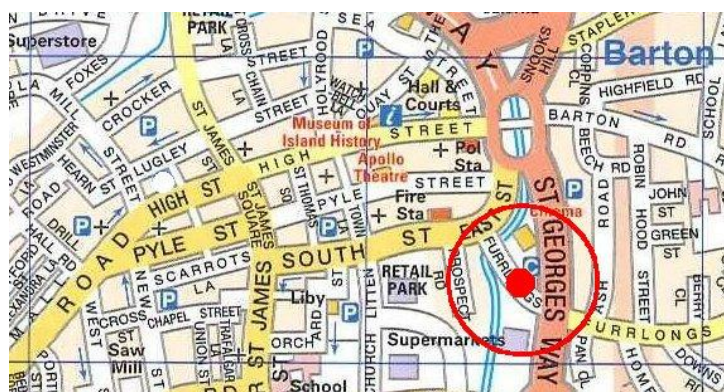
## UNIFORM BUSINESS RATE

Rateable Value: Suite 12 - £2,700; Suite 19 - £9,200; Suite 17 - £10,500; Suite 18 - £9,300; Suite 16 - £12,750. 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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