



**UNIT 3
ST CROSS
BUSINESS
PARK**

NEWPORT, ISLE OF WIGHT PO30 5WU



70
CAR PARKING
SPACES

3.42
ACRES
(TOTAL AREA)

33M
YARD DEPTH

2.8
ACRES
(DEVELOPED AREA)

4
LOADING DOORS

7.5M
EAVES HEIGHT

SUMMARY

A well-presented, strategically located warehouse, distribution centre, or production unit on the main industrial estate in Newport, Isle of Wight.

Positioned just 4 miles south of the Hampshire coast, this property offers excellent connectivity and functionality for industrial operations.

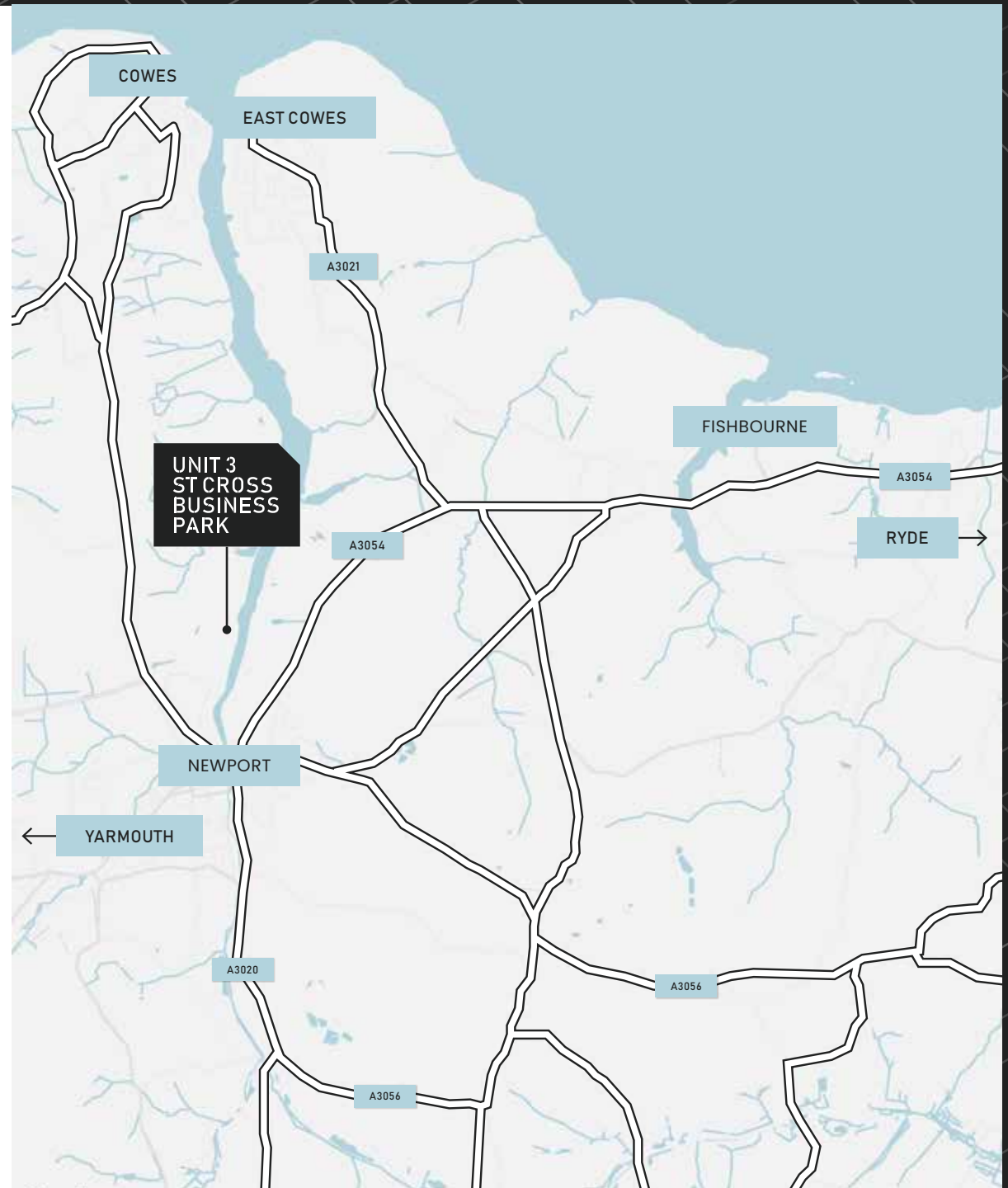
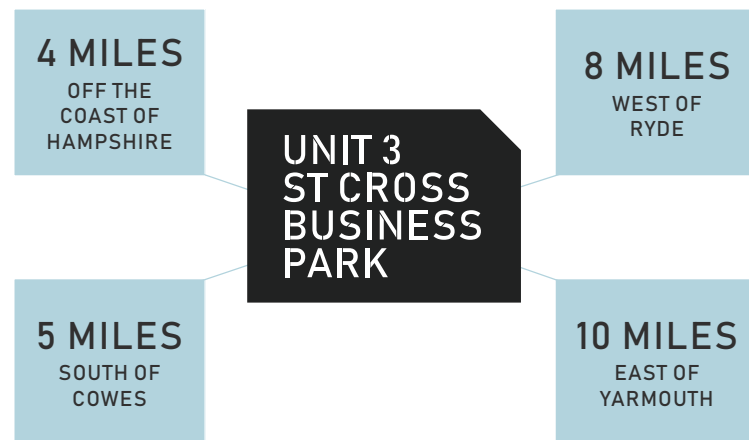
- Total site area: 3.42 acres (1.38 ha)
- Developed site area: 2.8 acres (1.13 ha), reflecting 45% site coverage
- Eaves height: 7.5m (rising to 11m at the apex)
- Yard depth: 33m
- 4 level access loading doors
- Parking for 70 cars
- Dual access points (one shared)

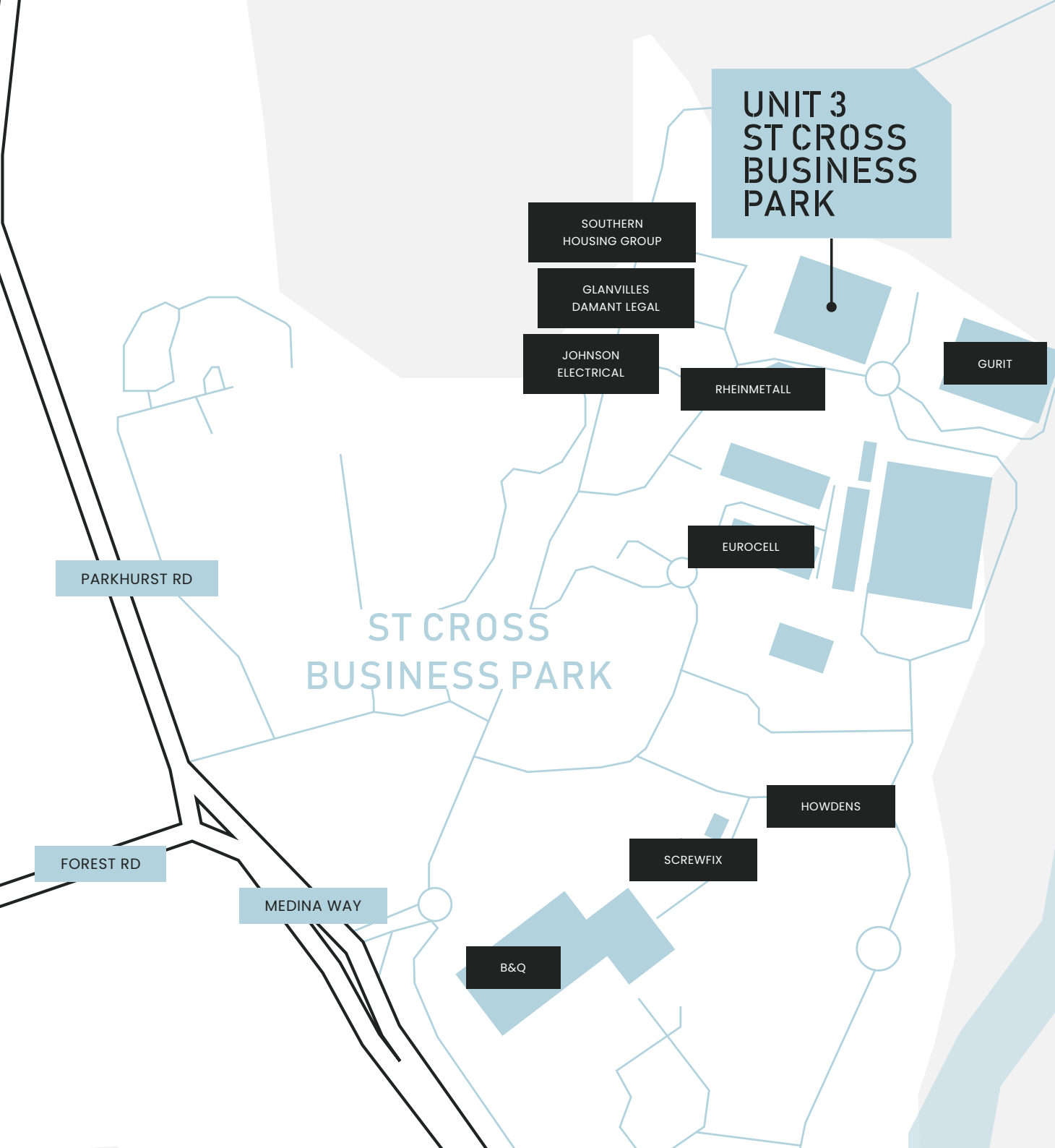
LOCATION

Situated in Newport, one of the key towns on the Isle of Wight, the property lies at the centre of the island, 4 miles off the coast of Hampshire. It is located 5 miles south of Cowes, 8 miles west of Ryde via the A3054, and 10 miles east of Yarmouth via the A3054.

Vehicle and passenger ferry services connect the Island to the mainland via several routes. Crossings from East and West Cowes to Southampton take approximately 1 hour by Red Funnel's vehicle and passenger ferry or 20 minutes via the Red Jet Hi-Speed Passenger Service. The Yarmouth to Lymington ferry crossing takes around 40 minutes. Journeys from Ryde to Portsmouth take 15 minutes by Hovertravel's hovercraft or 22 minutes via the Wightlink FastCat. The Fishbourne to Portsmouth vehicle and passenger ferry service takes approximately 45 minutes.

Newport is now generally considered the main commercial centre on the Island.





SITUATION

Located within The St Cross Business Park, just 0.7 miles from the A3020 and A3054, the unit is part of a thriving and well-connected industrial area. Nearby occupiers include Vestas Offshore Windblades UK Ltd, Eurocell, Howdens, Toolstation, Gurit, the NHS, Rheinmetall, Johnson Electrical, Southern Housing Group, Glanvilles Damant Legal Services and Screwfix, amongst others - offering a strong commercial ecosystem.

St. Cross Business Park presents a modern, high-profile image and is linked to Newport Town Centre via other industrial and trading estates at Dodnor and Riverway. Newport is widely regarded as the main commercial centre on the Island, offering a well-connected hub for businesses.



DESCRIPTION

Built in 1999, the property is a detached, purpose-built industrial unit featuring a steel portal frame, steel profile clad roof, and part brick, part clad elevations. The unit benefits from 4 loading doors, a minimum eaves height of 7.5m rising to 11m at the apex, polished, floated concrete floors, and ancillary office accommodation across the ground and first floors.

The property was most recently used for manufacturing and associated storage, but it is well-suited for a variety of uses, including distribution, industrial, and warehouse operations.

Externally, the site provides parking for 70 cars and has two access points, one of which is shared.

The developed site area extends 2.8 acres (1.13 ha) and the site coverage is 44%.



RENT AND LEASE TERMS

The property is available under a new full repairing and insuring (FRI) lease, with terms to be agreed. The asking rent is £305,000 per year (approx. £5.26 per sq ft).

BUSINESS RATES

To be confirmed, as the rateable value is currently linked to adjoining premises and therefore should be subject to reassessment in due course. Applicants should rely upon their own investigations.

ACCOMMODATION

Unit	Sq m	Sq ft
Warehouse	4,317.7	46,475.8
Ground floor offices & ancillary	729.8	7,855.2
First floor offices & ancillary	333.7	3,591.5
TOTAL	5,381.2	57,922.5

EPC

Rating: B (26)

COMPLIANCE

Tenants are required to comply with Anti Money Laundering Regulations.



VIEWINGS AND FURTHER INFORMATION

For further information or to arrange a viewing,
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