

# SCOTCHER & CO

C O M M E R C I A L

26 The Mall, Carisbrooke Road, Newport, Isle of Wight, PO30 1BW

Telephone: (01983) 822288  
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**A MODERN WAREHOUSE/PRODUCTION UNIT OF SOME 3,300FT<sup>2</sup> (306.5M<sup>2</sup>) GIA, WITH A STRUCTURAL MEZZ-DECK (CURRENTLY MOTH-BALLED) OF SOME 900FT<sup>2</sup> (83.6M<sup>2</sup>) AND BENEFITING FROM A FREE ELECTRICITY SUPPLY – AVAILABLE TO LEASE ONLY DUE TO THE CURRENT OCCUPIER'S RELOCATION PLANS.**



**BAYS 6 & 7  
ST. CROSS HOUSE  
BARRY WAY  
NEWPORT BUSINESS PARK  
NEWPORT  
ISLE OF WIGHT  
P030 5GY**

The unit occupies a prominent location at the entrance to Newport Business Park, which in turn is an integral part of Dodnor Trading Estate, and the premises could suit a wide variety of occupiers (subject to any necessary consents). Near neighbours to the subject property include Datum Electronics, Yesss Electrical, IFPL, AD Precision, AJ Wells Ltd. and the Isle of Wight Police Workshop, amongst others. Also nearby is the Island Roads main depot.

Newport itself is the County Town and administrative centre for the Island and, as such, is constantly busy. The main trading estates are to the north of the Town Centre, and give excellent communications to all parts of the Island, and therefore to the mainland beyond.

The property forms part of a terrace of similar units and is of steel portal frame construction under a profile roof, with part-cladding, and is enjoys some designated parking to the front. Further details are as briefly outlined overleaf.

**RENTAL GUIDE - £28,750 P.A.X. + VAT**

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>ACCOMMODATION</b>	With an internal width of approx. 36' (11m) x an overall depth of some 93' (28m), to provides some 3,300ft <sup>2</sup> (306.5m <sup>2</sup> ) GIA, currently fitted to the outgoing tenant's specification.  The premises also incorporate an original structural mezz-deck of a further 900ft <sup>2</sup> (83.6m <sup>2</sup> ); however, that is not in use and is effectively 'moth-balled'.
<b>EXTERNAL</b>	Designated car parking for 6 vehicles to the front of the building.
<b>AGENT'S NOTES</b>	The outgoing tenant's fit-out is as showroom space.
<b>SERVICES</b>	Water, electricity (three-phase) and drainage are all understood to be available; we understand that gas is connected to the site but not utilised. However, interested occupiers should always check the availability and suitability of main services to their own satisfaction.  <b>N/B:</b> We understand that, as the inverters for the solar panels on the roof of this unit are located within the premises, the unit benefits from a free electricity supply.
<b>RATEABLE VALUE</b>	With effect from April 2026 - £25,250. UBR 2026/27 @ 38.2p in the £. Applicants may wish to verify this information with the Rating Office on 01983 823920.
<b>EPC</b>	'C' – Certificate Available.
<b>TENURE</b>	By way of new commercial lease with terms by negotiation and with, if appropriate, 3-yearly upward-only rent reviews. The lease will effectively be on a full repairing and insuring basis, with the Landlord to insure the building, with the tenant to pay their share of the premium. The Landlord may reserve the right to exclude the lease from the security provisions of the Landlord & Tenant Act 1954, Part II. Other terms by negotiation.
<b>POSSESSION</b>	Upon legal completion and subject to the existing tenant's relocation.
<b>RENTAL GUIDE</b>	£28,750 p.a.x. + VAT
<b>LEGAL COSTS</b>	The ingoing tenant may be required to contribute towards the Landlord's reasonable legal costs in this matter.
<b>VAT</b>	Will Apply.
<b>VIEWING</b>	<u>VERY STRICTLY</u> by appointment and <u>WITH DISCRETION</u> via the agents, please, through whom all discussions and negotiations must be conducted.
<b>REFERENCE</b>	29052026/UNITBARRYWAY-NEWPORT/29-May-26

### **ADDITIONAL PHOTOGRAPHS**

Further photographs, and larger copies of the below, are available upon request.

