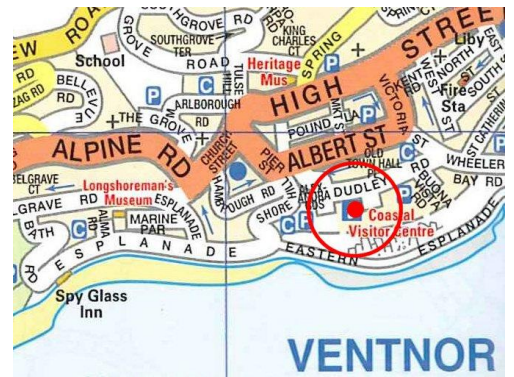


ONE OFFICE UNIT IN STUNNING VENTNOR LOCATION



- Located in Dudley Road in a stunning position overlooking Ventnor Coastline & The English Channel
- One office remaining, with Office 17 being c. 21.8m² (235ft²)
- Extensively refurbished and modernised, with excellent up-to-date office accommodation & retaining some original character
- All-inclusive rent, with office 17 being £400 + VAT pcm



LOCATION

Located in Salisbury Gardens, on Dudley Road, overlooking the gardens in a stunning elevated position with some views of the Ventnor Coastline towards Steephill Cove and across The English Channel towards France. Ventnor benefits from a famed micro-climate, being on the south facing slope of St Boniface Down and almost totally sheltered from the north. The town offers a wide range of amenities with considerable recent investment including a Tesco Express in the High Street. It has also seen much development following the creation of a small harbour on the picturesque Esplanade. The immediate population of around 6,000 residents is substantially boosted by visitors and Islanders alike coming to the town to enjoy the Arts and Food culture that Ventnor has developed a reputation for.

DESCRIPTION

A fully refurbished Victorian building now offering very well presented and up-to-date office accommodation yet retaining some original character. All offices at this location have some sea views and benefit from well-presented and maintained communal kitchen and toilet facilities. Please see floor plan for further detail. There is one office unit available:

Office	Floor	Size	Rent (per month)	Available from
17	Second Floor	21.8m ² (235ft ²)	£400 (+VAT)	May 2025

TERMS

The office is offered by way of a New Lease at an all-inclusive rent, as set out in the table above.

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 or dlucy@gullyhoward.com



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Commercial Property and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.

