



A MODERN MID-TERRACED WORKSHOP/STORAGE UNIT, AVAILABLE ON A NEW LEASE WITHIN THIS POPULAR AND WELL-MANAGED ESTATE – SUITABLE FOR A VARIETY OF OCCUPIERS, SUBJECT TO ANY NECESSARY CONSENTS



**UNIT 3E RINK ROAD INDUSTRIAL ESTATE
RINK ROAD
RYDE
ISLE OF WIGHT
PO33 2LT**

Situated within this popular and well-managed small industrial/trading estate, just to the north of Ryde Town Centre and within easy reach of all the local facilities. This unit may suit a wide variety of occupiers, subject to any necessary consents.

Ryde itself is considered the second major town on the Island, but it benefits from the largest residential catchment area of any town and has a range of facilities within its boundaries, including an increasingly popular shopping centre, the beach and Esplanade, and the regular and quick passenger crossings to Portsmouth and Southsea on the mainland from Ryde Pier Head and the Esplanade respectively. Nearby, Island Line provides railway transport around the eastern end of the Island to Sandown and Shanklin from Ryde Pier Head, via Ryde St John's Station.

Units such as this are now rarely available in this location, therefore early interest is encouraged. The unit is of steel-framed construction with profile roof and brick elevations, with further details as briefly outlined overleaf.

RENTAL GUIDE - £13,150 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

THE UNIT	<p>Measuring some 48'10" x 21'10" overall to provide some 1,165ft² (108.23m²) GIA of ground floor workshop space.</p> <p>The unit incorporates an entrance lobby with a small administration office to one side, and to the rear of the property is a DDA-compliant WC and adjoining kitchenette facility.</p>
EXTERNAL	<p>The site is well-served with parking and access arrangements from Rink Road, and although parking is not designated it is an accepted situation on site that occupiers park their vehicles to the front of their own unit.</p>
SERVICES	<p>Water, electricity (3-phase) and drainage are all understood to be connected. Gas is available, if required, subject to reconnection.</p> <p>However, interested parties are advised to check the suitability of main services to their own satisfaction.</p>
EPC	<p>'D' – Certificate Available.</p>
RATEABLE VALUE	<p>From April 2023 - £9,200. UBR 2023/24 – 49.9p in the £.</p> <p>Providing the tenant also qualifies, the unit should qualify for complete small business rates relief. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
TENURE	<p>By way of new commercial leases with, if appropriate, three-yearly upward-only rent reviews and effectively on a full repairing and insuring basis. A site service charge applies – details of this are available on request.</p> <p>Terms will be by negotiation, but it is expected that any new lease will be for at least a 6 year term, potentially with a tenant-only break at the third anniversary (upon not less than 6 months' prior notice).</p> <p>The Landlord will insure the building, with the tenant to pay their share of the premium, and the lease will be excluded from the security provisions of the Landlord & Tenant Act 1954, Part II.</p>
POSSESSION	<p>Upon legal completion.</p>
RENTAL GUIDE	<p>£13,150 p.a.x. + VAT</p>
LEGAL COSTS	<p>Each party will bear their own.</p>
VAT	<p>Will apply in respect of both the rent and the service charge.</p>
VIEWING	<p><u>STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>30042025/Unit3ERinkRd-Ryde/1-May-25</p>