



A CHOICE OF TWO MODERN AND WELL-APPOINTED OFFICE SUITES, EACH OF ABOUT 1,740FT² (161.65M²) GROSS INTERNAL AREA, AND AVAILABLE UNUSUALLY NOW FOR SALE OR TO LEASE EITHER SINGLY OR IN COMBINATION.



**UNITS 7 & 8
ST. CROSS BUSINESS PARK
NEWPORT
ISLE OF WIGHT
PO30 5BF**



Situated within the ever-popular 'The Courtyard' development in St. Cross Business Park, with near neighbours to include Glanvilles Damant Legal Services, Southern Housing Group, WRS Systems and MyCRM, amongst others.

St. Cross Business Park is a modern commercial facility, situated just to the north of the main Town Centre of Newport, which in turn is the County Town and administrative centre for the Island and, as such, is constantly busy. Newport is still considered the commercial hub for the Island, with a great many ongoing developments and commercial activities within its boundaries. Connections are easy to the rest of the Island and to the mainland beyond via the various vehicle and passenger ferries, with most notably the Red Jet passenger service from Cowes to Southampton only a 10 minute drive away.

The premises are of conventional modern construction, currently featuring various demountable subdivisions to provide offices and training rooms, and should be viewed to be fully appreciated. Further details are as briefly outlined overleaf; the units can be leased singly or in combination and are currently linked at ground floor level.

PRICE GUIDES:

UNIT 7 (First Floor) - £180,000 (No VAT)/UNIT 8 (Ground Floor) - £180,000 (+ 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

UNIT 8 (GF)	With a main entrance lobby, with DDA compliant plus one other WC facility. Main central office of some 34' wide x 19'7", around which are various offices, including a training room, plus a kitchenette with stainless steel sink, worktop and cupboards, and an under-stairs server cupboard.
UNIT 7 (FF)	Ground floor entrance lobby with a staircase up to the main accommodation, comprising a central hallway/reception area, around which there are currently a variety of offices. Main landing with WC facilities.
AGENT'S NOTES	The overall accommodation measures some 45'2" x 38'6" in respect of each unit, to provide about 1,740ft ² (161.65m ²) gross internal area. The accommodation is warmed in part by skirting-mounted electrical heating systems, and is all well-appointed and subdivided as appropriate, i.e. with demountable partitions. The attached range of photos indicate the style and standard of the accommodation, and further photos are available on request.
EXTERNAL	Five designated car spaces for each unit.
RATEABLE VALUES	From April 2023 – Rated as a whole at £36,500. UBR 2023/24 @ 49.9p in the £. If sold individually, the units will need to be reassessed. Interested applicants may wish to verify this information via the IW Non-Domestic Rates Department on 01983 823920
EPCs	'B' – Certificates Available.
SERVICES	Water, electricity and drainage are all understood to be available. However, interested parties should always check the suitability of main services to their own satisfaction. The units also attract a percentage service charge in respect of landscaping and overall site maintenance.
TENURE	We understand that our client owns the properties on the balance of a 99-year ground lease. Further details on application by bona fide applicants or their professional advisors. If the properties are leased, this will effectively be on a full repairing and insuring basis, with the Landlord to insure the building and the tenant(s) to pay their share of the premium. Otherwise, lease terms by negotiation, although our client reserves the right to exclude any lease from the security provisions of the Landlord & Tenant Act 1954, Part II.
POSSESSION	Upon legal completion.
PRICE GUIDES	Unit 7 @ £180,000 (no VAT) / Unit 8 @ £180,000 (+ VAT)
VAT	As stated above. However, interested parties should always check the VAT status of any property to their own satisfaction.
LEGAL COSTS	Each party to bear their own legal and professional costs in respect of any transaction.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	24102024/U7&U8TheCourtyard-Newport/3-Mar-26

ADDITIONAL PHOTOGRAPHS

