

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
www.scotcherandco.co.uk

A GROUND FLOOR SERVICED OFFICE SUITE OF SOME 236FT² (22M²), OFFERED EFFECTIVELY ON AN ALL-INCLUSIVE BASIS WITHIN THIS IMPRESSIVE AND MODERN BUILDING.



**OFFICE 13
THE OBSERVATORY
WESTRIDGE BUSINESS PARK
RYDE
ISLE OF WIGHT
PO33 1FX**

The Observatory occupies a prominent location within Westridge Business Park, with near neighbours including Pascall Electronics Ltd., Fortis Energy, Neutrik, Performance in People, and a number of other local businesses.

The site itself is located on the southern outskirts of Ryde, which is generally considered the second main commercial centre on the Island, although it boasts the highest residential catchment area of any.

The town enjoys a wide variety of facilities within its boundaries, including the popular beach and Esplanade, and it also benefits from the regular and quick passenger crossings to Portsmouth and Southsea from Ryde Pier Head and the Esplanade respectively. Communications to the rest of the Island are straightforward and include the train service from Ryde St John's through the East Wight to Shanklin.

Built to comply with the Disability and Discrimination Act, this office needs to be viewed to be fully appreciated, with the accommodation and other details as briefly outlined overleaf.

RENTAL - £583 PCM + VAT
(The rent is effectively all-inclusive, apart from service charge, ICT and phone.)

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 OFFICE	<p>Identified on the attached floor plan, which is not necessarily to scale and is for identification purposes only.</p> <p>Office 13 is at ground floor level, approached off a corridor from the main entrance atrium/reception area, with modern Cat. 2 lighting, UPVC-framed double-glazed windows, programmable electric convector heaters, and appropriate internal trunking and wiring. A second rear access door leads onto the main car park.</p> <p>The tenant will enjoy the use of the modern, well-appointed shared kitchen facilities, with certain consumables available for an initial cost of £5 per person per month, if required. Shared modern WC and shower facilities. Digital card entry system and on-site CCTV, plus direct telephone door entry access.</p> <p>Although the office will be presented as vacant, the Landlord can supply furniture if required, by negotiation.</p>
EXTERNAL	<p>There is unrestricted parking in certain roads within the Estate; however, The Observatory itself benefits from a large private car park to the rear, to which the tenants will have access.</p>
EPC	<p>Overall, Grade 'D' – Certificate Available.</p>
RATEABLE VALUE	<p>Not Applicable. Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
SERVICE CHARGE	<p>Understood to be £15 per month, inclusive of VAT.</p>
TENURE	<p>Will be by way of a minimum lease length of 6 months, followed by a rolling one month's notice to terminate. The lease will be excluded from the security provisions of Landlord and Tenant Act 1954, Part II. Otherwise, prior to occupation, the tenant will pay one month's rental in advance plus a dilapidations deposit equating to one month's rental by way of cleared funds.</p>
POSSESSION	<p>Upon formal legal completion.</p>
RENTAL	<p>£7,000 + VAT, inclusive apart from service charge, ICT and phone.</p>
LEGAL COSTS	<p>The ingoing tenant is to bear their own, if desired; otherwise, we understand the Landlords will supply the documentation with regard to a lease.</p>
VAT	<p>Will apply.</p>
VIEWING	<p>VERY STRICTLY by appointment via the agents, through whom all discussions and negotiations must be conducted.</p>
REFERENCE	<p>DVD1/Office13-TheObservatory/15-Apr-25</p>

LAYOUT PLAN
(Not to scale and for identification purposes only.)

