

SCOTCHER & CO

C O M M E R C I A L

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******CENTRAL NEWPORT & ISLAND LOCATION******

MODERN ACCOMMODATION TO SUIT A VARIETY OF OCCUPIERS, INCLUDING R&D, OFFICES AND LIGHT INDUSTRIAL – AVAILABLE TO LEASE OR BUY IN A VARIETY OF SIZES AND SPECIFICATIONS

**‘BLOCK C’ - THE APEX
ST CROSS BUSINESS
PARK
NEWPORT
ISLE OF WIGHT
PO30 5XW**



‘Block C’ forms an integral part of The Apex Centre, which in turn occupies a prominent location within the popular and busy St Cross Business Park. Near neighbours include Glanvilles Damant Legal Services, Gurit, Vestas, Southern Housing Group, Clinical Commissioning Group (NHS), RFEL and Novum Law, amongst others. The location is noted for modern office and production facilities and is situated just a short distance to the north of Newport Town Centre.

Newport itself is considered the commercial hub for the Island and, as such, is constantly busy, with a great many ongoing developments and commercial activities within its boundaries. The site provides excellent communications to the rest of the Island and the mainland beyond via the Red Funnel Red Jet passenger crossing from Cowes to Southampton.

The main building is of modern steel frame construction over two floors, and the accommodation and other details are as briefly set out overleaf.

Rental Guides – From £8.50 per ft² (shell finish) + VAT
Price Guides – From £75,000 + 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

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

ACCOMMODATION

'Block C' is constructed over two floors to provide in total some 20,600 ft² (1,914m²) GIA. Unit sizes will be calculated from about 880 ft² (81.75m²) for a single 'bay'.

The accommodation is available in bay multiples, which can, in certain circumstances, equate to 1.5 bays. Please see the attached layout plan, which is for identification purposes only and is not necessarily to scale.

The 'Cores' will serve the first floor accommodation via a passenger lift, stairs and shared WC facilities. Again, their location is indicative only. All measurements are taken from a plan and will be subject to final measure, if required.

SPECIFICATION

The building is currently in a shell finish however our clients are prepared to consider a fit-out to specific requirements from the existing specification through to fully finished Grade A office accommodation (open plan).

Electrically operated up and over roller shutter style doors are available separately if required as is a choice of windows/front door arrangements.

Each unit will come with its own drainage, water and electricity (3 phase) supply for connection by the occupier, and gas is also available, we understand, if necessary.

Parking allowance is one space per 380 ft² (35.3m²) occupied.

N/B: Interested applicants are strongly urged and advised to check availability of accommodation and units prior to travelling to view, as at 20/11/2018 the entirety of the ground floor is either under offer or sold.

RATEABLE VALUE

To be assessed on occupation.

SERVICES

Water, electricity (3-phase), gas and drainage are all understood to be available, however interested parties should check the suitability of main services to their own satisfaction.

TENURE

Either by way of new commercial lease arrangements, subject to terms and effectively on a full repairing and insuring basis, **OR** the units are available to purchase on the basis of 999-year ground leases (effective freeholds).

Applicants are asked to note that a variable service charge will apply to cover external areas and car parking, and in the event of an occupier having use of the main 'Core' facilities a further service charge will include servicing of shared internal areas.

Otherwise, the Landlord will insure the building with the tenant to pay their appropriate portion of the premium.

RENTAL GUIDES	Will range from £8.50 per ft ² (basic shell finish) through to, if required, £12.50 per ft ² (Grade A office finish excluding air con and media). The Grade A office finish will be in an open-plan configuration with tenants to arrange and incorporate any internal subdivisions they require, and otherwise eventual specifications and rental guides will be subject to terms agreed.
PRICE GUIDES	From £75,000 per single bay, and dependent again on the finish required.
VAT	Will Apply
LEGAL COSTS	Each party to bear their own.
VIEWING	<u>VERY STRICTLY</u> by appointment via the agents, through whom all discussions and negotiations must be conducted.
REFERENCE	DVD1/BLOCKCAPEX/22-Nov-18

ADDITIONAL PHOTOGRAPHS



Block C – Shell Finish



Block C – Shell Finish

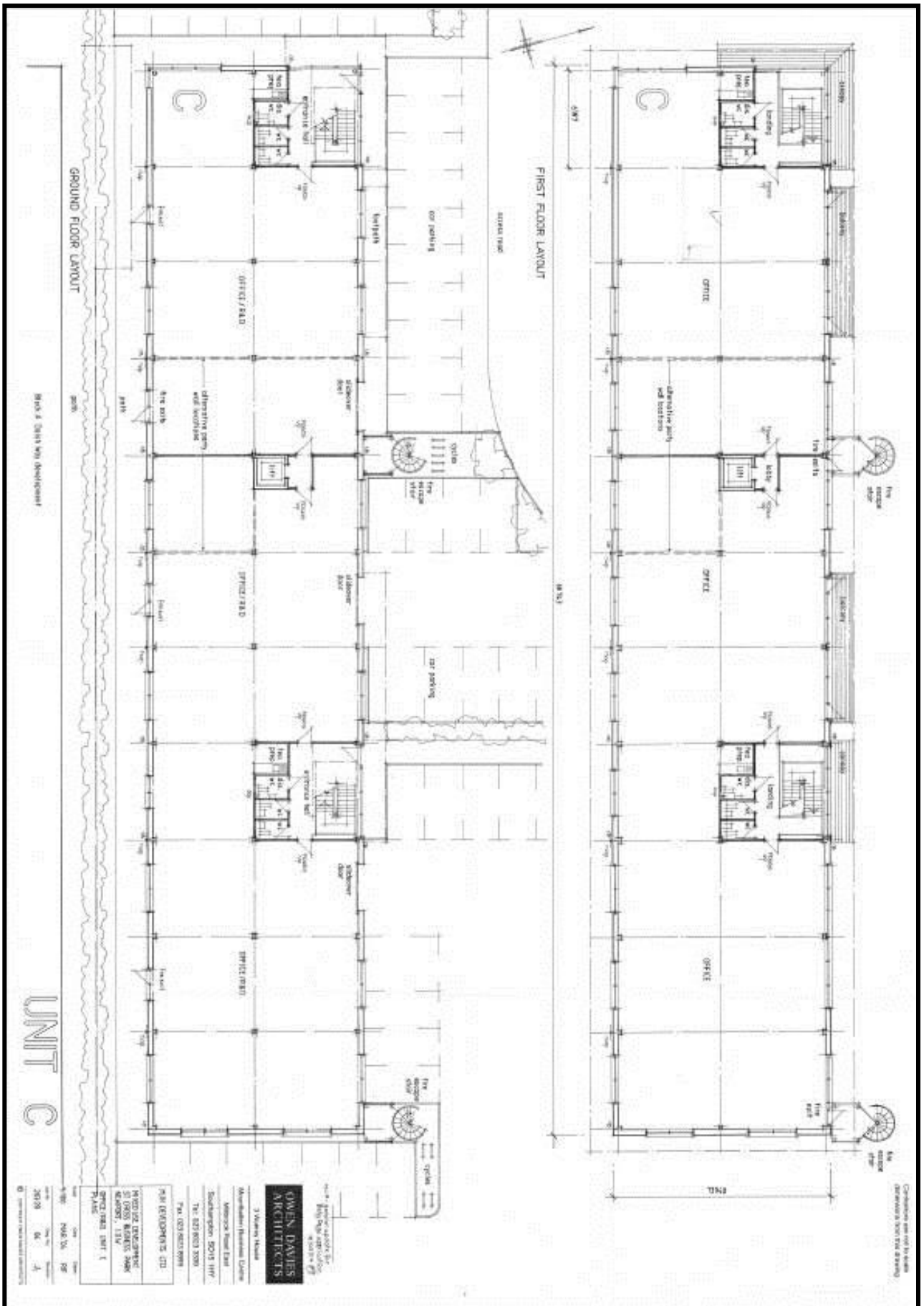


Example of Grade A Spec



Example of Grade A Spec

INDICATIVE FLOOR PLAN



UNIT C

3rd Floor, 3rd Floor
 2019 04 14

OWEN DAVIES ARCHITECTS
 3rd Floor, 3rd Floor
 2019 04 14

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 3rd Floor, 3rd Floor
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