

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



**NOW CONSTRUCTED AS THE FINAL PHASE OF ST CROSS BUSINESS PARK –
STARTER BUSINESS UNITS WITH SIZES FROM 1,252FT² (116.3M²) – AVAILABLE TO
LEASE SINGLY IN COMBINATION**



**'THE BROOK'
ST CROSS BUSINESS PARK
NEWPORT
ISLE OF WIGHT**

'The Brook' is the final phase development within St Cross Business Park and will provide a range of business units, suitable for a variety of occupiers subject to any necessary consents. The premises will be offered with the benefit of B1, B2 and B8 planning uses.

St Cross Business Park is situated within the town boundaries of Newport, just to the north of the main Town Centre, and is home to a variety of occupiers, including Gurit, Vestas, RFEL, the NHS (Clinical Commissioning Group), Southern Housing Group, Glanvilles Damant Legal Services, Isle of Wight Council and the Innovation Centre, amongst others.

St Cross Business Park has been developed over the years by our clients, MJH Developments, and is the only modern business park of its kind on the Island. Newport is the County Town and administrative centre for the island and, as such, is constantly busy. The town has enjoyed a great many developments in recent years, which have now firmly cemented it as the commercial hub for the Island. Newport provides excellent communications for the whole of the Isle of Wight, and about ten minutes to the north is the regular and quick Red Jet passenger crossing to Southampton on the mainland from Cowes.

Recently built, the units will be provided in shell finish, and are of steel portal frame under profile cladding, effectively on new full repairing and insuring leases, with accommodation and other details as briefly set out overleaf.

**RENTAL GUIDES – Calculated from £8.50 per ft² + VAT
e.g. £10,642 p.a.x. + VAT on a unit of 1,252ft²**

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

ACCOMMODATION	<p>As identified on the attached elevation plans and associated site and location plans, which are not necessarily to scale and are for identification purposes only.</p> <p>The units are constructed as two terraces, with the smaller terrace of four units each of some 1,252ft² (116.3m²) GIA, whilst the larger terrace provides a further 8 units each of some 1,408ft² (130.81m²). Units will be provided in a 'shell finish' for tenants to fit out.</p> <p>The units will enjoy the benefit of sufficient eaves height for tenants to install their own demountable mezz-decks if required, plus a single up-and-over electric roller-shutter door, personal door and rear fire exit. The units are DDA compliant.</p>
EXTERNAL	<p>Parking is envisaged to be at a ratio of 1:265ft² (1:24.62m²) including disabled spaces.</p> <p>N/B: Applicants should check the eventual floor areas to their own satisfaction. Further details regarding specification and construction can be made available on request to bona fide applicants and their professional advisors.</p>
SERVICES	<p>Water, electricity and drainage connections are available for tenants to connect; however, applicants are advised to check the suitability and availability of all main services to their own satisfaction.</p>
RATEABLE VALUES	<p>To be assessed upon occupancy. However, it is envisaged that even the larger single units will attract a rateable value that falls below the current threshold for complete small business rates relief, providing the tenants also qualify.</p> <p>UBR 2018/19 @ 48.0p to the £</p> <p>Applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
EPC	N/A
TENURE	<p>By way of new commercial leases, with terms by negotiation, each on a full repairing and insuring basis, with the Landlord to insure the buildings and the tenant to pay their share of the insurance premium. It is expected that leases will, if applicable, include third anniversary upward-only rent reviews, and our clients reserve the right to exclude leases from the security provisions of the Landlord & Tenant Act 1954, Part II, subject to terms.</p>
POSSESSION	Subject to practical and legal completion.
RENTAL	Rentals will be calculated from £8.50 per ft ² p.a.x., e.g. a 1,252ft ² unit will attract an initial rental of £10,642 p.a.x.+ VAT, i.e. £887 + VAT pcmx.
LEGAL COSTS	Each party to bear their own.
VAT	VAT will apply.
VIEWING	VERY STRICTLY by prior appointment via the agents, through whom all discussions and negotiations must be conducted.

REFERENCE

DVD1/TheBrook-StCrossBusinessPark/2-Aug-19

PHOTOS

(Larger electronic copies available upon request)



SITE PLAN

(Not to scale and for identification purposes only)

